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West Street, Misson, Doncaster, DN10 6DX
Offers Around £215,000

A STUNNING SEMI DETACHED VILLAGE PROPERTY / LARGE OPEN PLAN LIVING DINING KITCHEN / VERSATILE LIVING WITH 2 OR 3 BEDROOMS & 2 BATHROOMS/ BEAUTIFUL LONG GARDENS WITH OUTBUILDINGS / AMPLE OFF ROAD PARKING / VIEWERS WILL NOT BE DISAPPOINTED//

This is one of those properties that you cannot fully appreciate until you've viewed it. It defies logic, there is so much space. Beautifully presented inside and out it offers ready to move into living. It has an oil fired central heating system, multi fuel burner and an aga, so you won't be cold, pvc double glazing, and briefly comprises: Entrance / utility, spacious modern fitted open plan living/ dining/ kitchen with integrated appliances plus a feature aga too. Separate living room/ bedroom 3 and a ground floor contemporary shower room, landing 2 double bedrooms and a contemporary bathroom. Outside there is a gated entry into a long front garden with ample parking, and an even longer beautifully tended rear garden, with several outbuildings. Lovely rural village with access to amenities in Bawtry, Doncaster City Centre.

ACCOMMODATION

A composite styled double glazed door leads into the property's entrance and utility area.

ENTRANCE HALL

This has a tiled floor covering, oil fired radiator and a range of built-in units with undercounter space for washing machine and tumble dryer, inset spot lighting to the ceiling and a door into the inner hall.

INNER HALL

This has a staircase to the first floor accommodation, oil fired radiator, tiled floor covering, central ceiling pendant lights and a door into the extended open plan living dining kitchen.

OPEN PLAN LIVING DINING KITCHEN

28'5" x 14'9" max (8.66m x 4.50m max)

This is probably better demonstrated by the floor plan and photographs. It is all beautifully finished with a range of modern high and low level units with contrasting work surfaces and counter top, there is a range style cooker with extractor hood above to the opposite side there is an aga inset to a brick fireplace, a deep recess suitable for American style fridge/ freezer, under mounted porcelain sink with matching drainer and oak work surface. There is a timber effect tiled floor covering throughout and ornamental beamed ceilings. Two oil fired radiators, two PVC double glazed windows to the front and side elevations with customer shutters, ceiling lighting and a deep built in understairs storage cupboard.

SITTING ROOM

13'4" x 11'10" (4.06m x 3.61m)

This forms part of an extension and could as easily be used as a bedroom. It has a multi fuel burner set to one corner, a PVC double glazed window with a

custom shutter, double panel oil fired radiator, a continuation of the tiled flooring, velux double glazed window, inset spotlights into the ceiling and a PVC double glazed exterior door.

WET ROOM

All smartly finished with a modern grey and white colour scheme, including tiling to the four walls. There is a low flush WC, a floating wash hand basin, a tall contemporary style towel rail/radiator, waterproof flooring with underfloor heating, an independent electric shower, inset spotlight to the ceiling, extractor fan, PVC double glazed window with a custom shutter.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, access point into the loft space with ladders, fully insulated with a window, and doors to the bedrooms and bathroom.

BEDROOM 1

14'9" max x 10'7" (4.50m max x 3.23m)

A large front facing double bedroom with a PVC double glazed window to the front, oil fired radiator, modern laminate flooring, fitted wardrobes set into the recesses and a central ceiling light.

BEDROOM 2

10'8" max x 8'4" (3.25m max x 2.54m)

A good sized second double bedroom. It has a PVC double glazed window to the rear, oil fired radiator, modern laminate flooring, central ceiling pendant light and a deep built-in cupboard which houses the hot water cylinder with an immersion heater fitted, and linen storage space.

BATHROOM

This is all smartly finished and fitted with a modern

three-piece suite that comprises of a panelled bath with shower over, including a rainfall style showerhead and a glazed shower screen. There is a low flush WC, floating wash hand basin, modern waterproof walling, matching ceiling with inset spotlighting and an extractor fan, vinyl floor covering, contemporary style towel rail/radiator and a PVC double glazed window.

OUTSIDE

Outside to the front of the property, there is a long front garden. This is approached via two heavy timber gates, it has a modern resin driveway with brick sets to the side and several ornamental trees. There is fencing to the perimeters, an external water tap and external power socket.

REAR GARDEN

Outside to the rear of the property, there is a beautiful garden approx. 80 feet long. It has several paved patio and seating areas with flower beds and borders stocked with variety of shrubs and plants, several further vegetable plots and garden timber sheds including a greenhouse and chicken run. There is an external water tap and lighting all round the exterior of the property.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - Mains electricity, water and drainage are available.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Oil fired central heating.

COUNCIL TAX - This property is Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 930 mbps and upload speeds of up to 930 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone, however may be limited.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO

NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	79
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

