

# horton knights

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Top Street, Misson, Doncaster, DN10 6EN  
Offers In Excess Of £175,000

# EXTENDED 3 BEDROOM SEMI-DETACHED / BEAUTIFUL RURAL VILLAGE SETTING / GOOD SIZED LIVING ACCOMMODATION / AMPLE FRONT & REAR GARDENS / LONG SIDE DRIVE AND BRICK GARAGE / NO CHAIN / EARLY VIEWING ESSENTIAL //

Located in this beautiful rural village, an extended 3 bedroom semi-detached house. The property will require some general rejuvenation, decoration etc. however has been priced to reflect this. It has a central heating system, pvc double glazing and briefly comprises: Long entrance hall with ground floor wc off, separate extended lounge, dining room and an extended kitchen. First floor landing, 3 bedrooms and a shower room. Outside there are front and rear gardens, a long side driveway and a detached brick garage. Misson is a small rural village on the South East side of Doncaster, close to the ever popular market town of Bawtry which has a wide range of amenities.

## ACCOMMODATION

A pvc double glazed entrance door with fan light over leads into the properties entrance hall.

## ENTRANCE HALL

This has a staircase leading to the first floor accommodation, central heating radiator, a doorway gives access to understairs downstairs wc.

## DOWNSTAIRS WC

This is fitted with a two piece suite comprising of a low flush wc, wash hand basin, there is a pvc double glazed window and a ceiling light.

## EXTENDED LOUNGE

**18'10" max x 12'0" max (5.74m max x 3.66m max)**

A large rear facing reception room, it has a feature fireplace with an electric fireplace inset, two pvc double glazed double opening doors leading onto a decked patio, central light and wall lights and a central heating radiator.

## DINING ROOM

**12'1" max x 12'0" (3.68m max x 3.66m)**

A front facing reception room with a deep pvc double glazed bay window to the front, there is a double panelled central heating radiator, Adam style fireplace, coving and a ceiling light.

## EXTENDED KITCHEN

**14'8" max x 8'2" max (4.47m max x 2.49m max)**

This is fitted with a range of base and wall units with a work surface over, there is a single drainer stainless steel sink unit with mixer tap, a ceramic hob, integrated oven with an extractor hood over. There is a floor standing combination type boiler

which supplies the domestic hot water and central heating systems. Pvc double glazed door leading out to the rear garden along with a pvc window.

## FIRST FLOOR LANDING

From here there is an an access point into the loft space, a pvc double glazed window to the side and doors to the bedrooms and bathroom.

## BEDROOM 1 REAR

**12'1" x 12'0" (3.68m x 3.66m)**

This has a pvc double glazed window with an outlook over the rear garden, a central heating radiator, fitted wardrobes and a ceiling light.

## BEDROOM 2

**12'0" x 10'6" (3.66m x 3.20m)**

This is a good sized second bedroom which has a pvc double glazed window to the front, central heating radiator and a ceiling light.

## BEDROOM 3

**7'0" x 5'3" (2.13m x 1.60m)**

A smaller style box bedroom it has a pvc double glazed window, central heating radiator and a ceiling light.

## SHOWER ROOM

This has a walk-in shower with glazed screen and a mains plumbed thermostatic shower, a wash hand basin and a low flush wc. Central heating radiator, pvc double glazed window and a ceiling light (it should be noted that the ceiling has been damaged in the past and therefore will need some remedial work).

## OUTSIDE

To the front of the property there is a good sized garden, there is blocked paved driveway which provides car standing and continues along the side of the property and leads to a detached garage. The remainder is lawned with fencing to the perimeters.

## REAR GARDEN

Again, this is a good size, there is a timber decked patio (DO NOT WALK ON) which leads onto a good sized lawn, with maturing shrubs and plants including an ornamental tree and a brick store to the rear.

## AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - Electricity, water and drainage are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

**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.

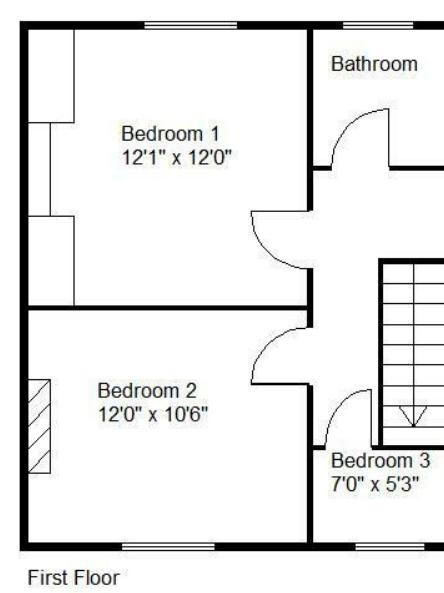
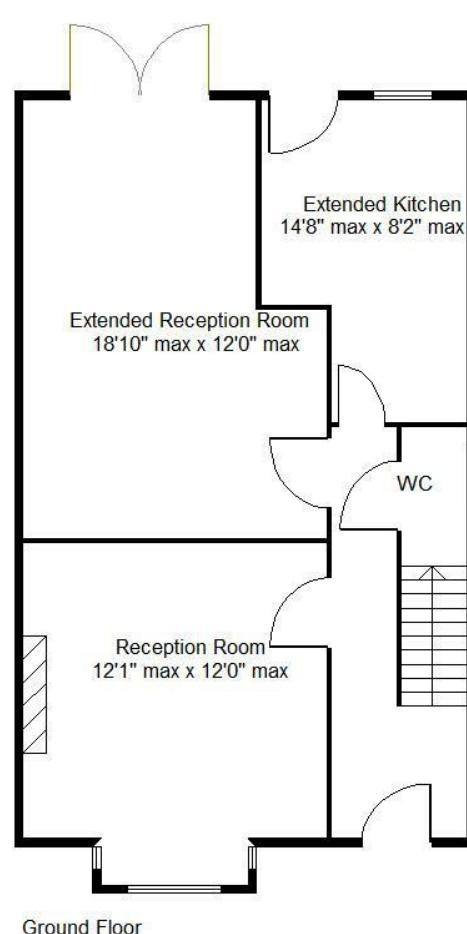
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**OPENING HOURS** - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
[www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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