

2 MIDDLE STREET DONCASTER, DN10 6EA

£195,000
FREEHOLD

***** GUIDE PRICE £195,000-£200,000 *****

For sale, is this beautiful, recently upgraded two bedroom end terrace cottage. Original features have been retained and complimented by modern additions sympathetic to the original character of the property. The property is situated in a small quaint village of Misson near Bawtry. The village has two pubs, primary school beautiful church and is close to Bawtry town centre and A1 motorway links. In brief the property comprises of an entrance hallway, stunning living room with a featured fire, spacious dining room with exposed beams to the ceiling and a new modern fitted white kitchen. The accommodation to the first floor includes two spacious double bedrooms with fitted wardrobes and a three-piece bathroom suite with an electric shower set over the bath. The property is approached by electric wrought iron gates which lead to a driveway with parking for 1/2 vehicles and access to a good sized enclosed rear garden with two garden sheds.

**Kendra
Jacob**

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2 MIDDLE STREET

• GUIDE PRICE £195,000-£200,000 • CHARMING CHARACTER TWO BEDROOM COTTAGE • TWO SPACIOUS RECEPTION ROOMS • NEWLY FITTED KITCHEN • TWO DOUBLE BEDROOMS WITH FITTED FURNITURE • THREE PIECE BATHROOM SUITE • RECENTLY FITTED BOILER (OIL CENTRAL HEATING) • ELECTRIC WROUGHT IRON GATES LEADING TO A DRIVEWAY & ENCLOSED GARDEN • HIGHLY SOUGHT AFTER VILLAGE LOCATION, CLOSE TO BAWTRY • NO ONWARD CHAIN



ENTRANCE HALLWAY

Having a front facing composite entrance door leading into the entrance hallway, vinyl floor covering, central heating radiator, staircase leading to the first floor landing and a door giving access into the living room.

LIVING ROOM

An attractive living room, front facing UPVC double glazed window, central heating radiator, coving to the ceiling, Delph shelf, decorative obscure window, power points, TV point and the focal point of this room is a beautiful featured fireplace.

DINING ROOM

A well proportioned dining room, rear and side facing UPVC double glazed windows, central heating radiator, large under stair storage cupboard, natural beams to the ceiling, power points and a door giving access into the recently fitted new kitchen

KITCHEN

Having a range of wall and base units with complementary works surfaces incorporating a stainless steel sink unit with mixer tap, fitted electric oven, four ring ceramic hob with an electric extract fan set above, space for a freestanding fridge freezer, plumbing for the automatic washing machine, partly tiled to the walls, laminated wood flooring, central heating radiator, rear facing UPVC double glazed window and side facing UPVC double glazed entrance door leading out into the rear garden .

FIRST FLOOR LANDING

Access hatch to the loft space, power points and doors giving access to two double bedrooms and the bathroom suite.

BEDROOM ONE

A spacious master bedroom, UPVC double glazed window, central heating radiator, fitted double wardrobes to one wall, power points, TV point and an original cast iron decorative fire place.

BEDROOM TWO

A second double bedroom, rear facing UPVC double glazed window, central heating radiator, fitted single wardrobe and power points.

BATHROOM SUITE

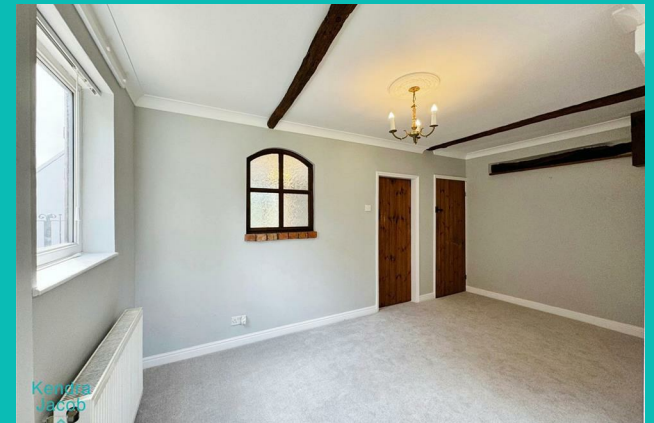
A three piece suite in white comprising of a panelled bath with an overhead electric shower, vanity hand wash basin, low flush WC, fully tiled to the walls, natural wood flooring, central heating radiator, coving to the ceiling and a rear facing obscure UPVC double glazed window

OUTSIDE

The property is approached by electric wrought iron gates giving access to a driveway and rear enclosed garden.

To the rear of the property is an enclosed garden, mainly laid to lawn, two garden sheds, outside lighting, electric, water tap and also houses the recently fitted boiler.

2 MIDDLE STREET





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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

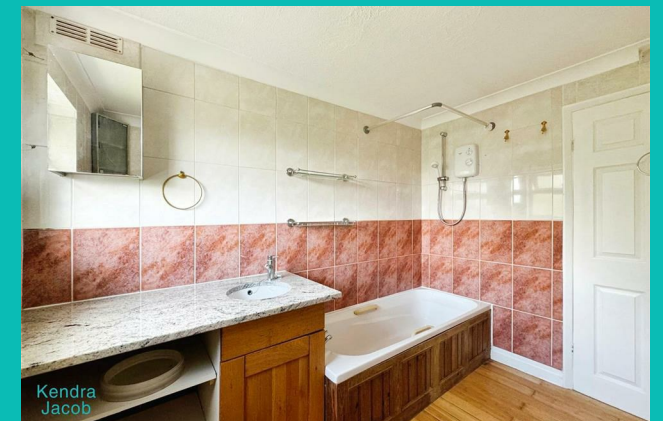
Viewings – By Appointment Only

Floor Area – 738.00 sq ft

Tenure – Freehold



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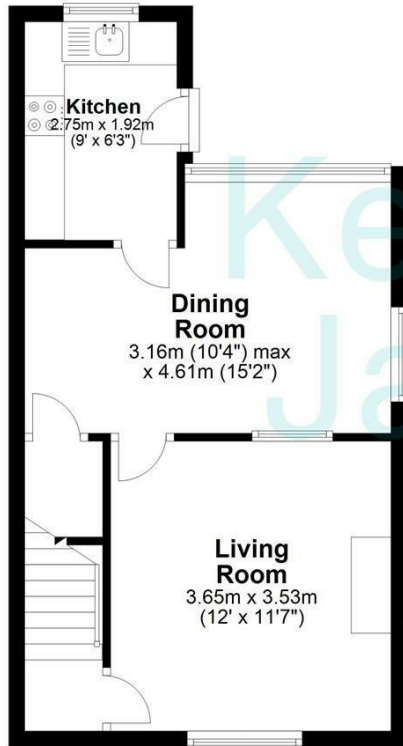
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Ground Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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