



**Station Road, Misson DONCASTER DN10 6EW**





**welcome to**

**Station Road, Misson DONCASTER**

Spacious and well presented SIX BEDROOM detached house having NO CHAIN and being situated in the lovely semi rural village of Misson. VERSATILE ACCOMMODATION, GARDENS and DOUBLE GARAGE. Viewing highly recommended.



## Ground Floor Accommodation

### Entrance Hall

Entrance hall having a central heating radiator, stairs to the upper floor and doors to cloakroom, lounge, kitchen, utility and family room.

### Cloakroom

Cloakroom having a wc and a vanity wash hand basin.

### Lounge

26' 8" x 12' narrowing to 9' 10" ( 8.13m x 3.66m narrowing to 3.00m )

The dual aspect main reception room has a double-fronted multi fuel burner with stone hearth, front facing double glazed bay window, rear facing double glazed window and a central heating radiator. This spacious room is also open to the dining area.

### Dining Area

15' 10" x 11' 2" ( 4.83m x 3.40m )

Dining area having French doors to the garden, a central heating radiator and twin ceiling pendants.

### Family Room

13' 10" x 10' 10" ( 4.22m x 3.30m )

This is a great additional reception room having a front facing double glazed window and a central heating radiator. Also ideal for use as a craft space or cosy reading room.

### Study

14' 8" + recess x 7' 10" ( 4.47m + recess x 2.39m )

Generously sized study having a side facing double glazed window with extensive views, a central heating radiator and multiple power outlets, an ideal home office.

### Kitchen

19' 3" x 8' 11" narrowing to 6' 8" ( 5.87m x 2.72m narrowing to 2.03m )

Thoughtfully designed, the kitchen is fitted with a range of wall and base units, including several tall pull out shelf units and deep drawers, two worktops, an inset sink and drainer, plumbing for a dishwasher tiled splash backs and plenty of power outlets. Benefiting from two integrated full-size ovens and a five burner LPG gas hob, it also has a dedicated space and water supply for a plumbed American style Fridge Freezer. There's a rear facing double glazed window, a side facing double glazed window, double glazed door with opening window to the back garden and a central heating radiator.



## Utility Room

10' 10" x 6' 5" ( 3.30m x 1.96m )

A very useful utility room having a wall mounted LPG boiler, hot water cylinder cupboard and space for a washing machine and tumble dryer with a wide worktop over. Double glazed side aspect window.

## First Floor Accommodation Landing

Landing having central heating radiators and sun tunnel light tubes.

### Bedroom One

15' 7" x 10' 11" ( 4.75m x 3.33m )

Master bedroom having a front facing double glazed window, four double power outlets and a central heating radiator.

### En Suite

Fitted with a walk in shower, vanity wash basin and wc. Heated towel rail, tiled flooring, rear facing double glazed window with obscure glass and part tiled walls.

### Bedroom Two

15' 10" x 8' 9" ( 4.83m x 2.67m )

Double bedroom having two rear facing double glazed windows, four double power outlets and a central heating radiator.

### Bedroom Three

15' 8" x 7' 5" ( 4.78m x 2.26m )

Double bedroom having a front facing double glazed window, four double power outlets and a central heating radiator.

### Bedroom Four

12' x 12' ( 3.66m x 3.66m )

Double bedroom having a front facing double glazed window, four double power outlets and a central heating radiator.

### Bedroom Five

12' x 8' 11" ( 3.66m x 2.72m )

Double bedroom having a side facing double glazed window, four double power outlets and a central heating radiator.

### Bedroom Six

11' 6" x 9' 9" ( 3.51m x 2.97m )

Double bedroom having a central heating radiator, four double power outlets and a side facing double glazed window.

## Bathroom

Fitted with a bath with shower over, vanity unit wash basin and wc. Heated towel rail, sizeable airing cupboard with its own radiator, part tiled walls and tiled flooring.

## Dressing Room

Dressing room having a rear facing double glazed window and a central heating radiator. This useful space could also be used as a nursery or guest room.

## Wc

Fitted with a wc and basin, and having a front facing double glazed window with obscure glass.

## External

Occupying a lovely position just on the edge of Misson with some beautiful countryside views from the property. A block paved driveway provides off road parking for two cars in front of the double garage, and side pedestrian access leads to the rear garden which is enclosed with a lawned area and outside lighting. A paved seating area at the side of the house gets the best of the afternoon sun, and gardeners will be impressed by the array of plants, shrubs, mature fruit trees and berry bushes available.

## Double Garage

16' 7" x 15' 10" ( 5.05m x 4.83m )

Having an electric door, power and light connected, with access into the house through the study.

## Agents Note

We are advised by the vendors a claim was made for subsidence in 2010 due to an escape of water. Remedial works were carried out at the property and a certificate of structural adequacy provided, with no further issues since.

## Utilities

Mains electric, LPG, mains water and drainage, and solar panels (owned outright and on a feed-in tariff). Hot water is heated by either immersion, LPG boiler or from the back boiler of the multi fuel stove. When the stove is lit, radiators in the office, bathrooms and landing are also heated - a combination valve enables all radiators in the house to be heated either by the stove or the boiler.



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welcome to

## Station Road, Misson DONCASTER

- Well Presented Detached House
- Stunning Countryside Views
- Six Bedrooms and Three Reception Rooms
- Sought After Village Location
- Versatile Accommodation

Tenure: Freehold EPC Rating: D

# £530,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107456 - 0006

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