



**Oakham West Street, Misson Doncaster DN10 6DX**

**welcome to**

## **Oakham West Street, Misson Doncaster**

Well Presented Semi Detached home, in the sought after village of MISSON. Making the PERFECT FAMILY HOME, having FIVE DOUBLE BEDROOMS, a SPACIOUS KITCHEN, off road PARKING and GENEROUS SIZE GARAGE. Not to be missed!



## Area Overview

Misson is a desirable semi-rural village location great for families with amenities including the parish church and community centre with regular activities throughout the year, a reputable primary school and two public houses. There are some lovely local walks in the area and Bawtry is also just a short drive away for a wider variety of amenities. Commuters will find great links to the motorway networks via the A1 at Blyth.

## Ground Floor Accommodation

### Entrance Hall

Housing the stairs to the first floor landing and providing access to the garage and kitchen. Having an understairs cupboard and a central heating radiator.

### Lounge

13' 2" x 12' 5" max ( 4.01m x 3.78m max )

Main reception room having a front facing double glazed window and a central heating radiator.

### Kitchen/Diner

15' 11" max x 13' 4" ( 4.85m max x 4.06m )

Spacious kitchen fitted with a good range of cabinetry comprising of wall, base units plus complimentary worktops. Benefiting from a host of integrated appliances including dishwasher, oven and hob, plus having space for a fridge/freezer. Having tiled splashbacks, a rear facing double glazed window and a rear entrance door. Two modern central heating radiators and a useful storage cupboard.

### Utility Room

Situated next to the kitchen and having space for a washing machine and tumble dryer. Shelving, worktop and a wall mounted boiler.

### Cloakroom

Part tiled, fitted with a wc and a wash hand basin.

## First Floor Accommodation

### Bedroom One

12' 3" x 12' 1" ( 3.73m x 3.68m )

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

### En Suite

Fitted with a walk in electric shower, vanity wash hand basin, a wc and a heated towel rail. In addition it also boasts a tiled floor, tiling to the walls and recessed lights.

### Bedroom Two

13' 2" x 9' 9" + recess ( 4.01m x 2.97m + recess )

Double bedroom having a front facing double glazed window and a central heating radiator.

### Bedroom Three

13' 6" max x 10' 5" ( 4.11m max x 3.17m )

Good size double bedroom, having a rear facing double glazed window and a central heating radiator.

### Bedroom Four

12' 3" x 6' 10" + dr recess ( 3.73m x 2.08m + dr recess )

Having a rear facing double glazed window and a central heating radiator.

### Bedroom Five

10' 2" x 9' 6" ( 3.10m x 2.90m )

Double bedroom, having a rear facing double glazed window and a central heating radiator.

### Bathroom

Modern family bathroom fitted with a bath with shower overhead, a vanity wash hand basin and a wc.

Front facing double glazed window with obscure glass and part tiled walls.

## External

A smart looking property with plenty of kerb appeal, offering a block paved frontage providing off road parking and leading to the integral garage. The walled, low maintenance rear garden offers plenty of privacy and comprises of an artificial grass lawn, paved seating area and planters.

### Integral Garage

25' 7" x 12' 5" ( 7.80m x 3.78m )

A generous space, with an electric door and power supply.

### Utilities

Mains electric, LPG central heating, mains water and sewerage.



**view this property online** [williamhbrown.co.uk/Property/BWY108039](http://williamhbrown.co.uk/Property/BWY108039)



welcome to

## Oakham West Street, Misson Doncaster

- Immaculate Semi-Detached House
- Five Double Bedrooms
- Off Road Parking & Integral Garage
- Recently Extended and Updated
- Conservation Area

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in the region of

**£300,000**



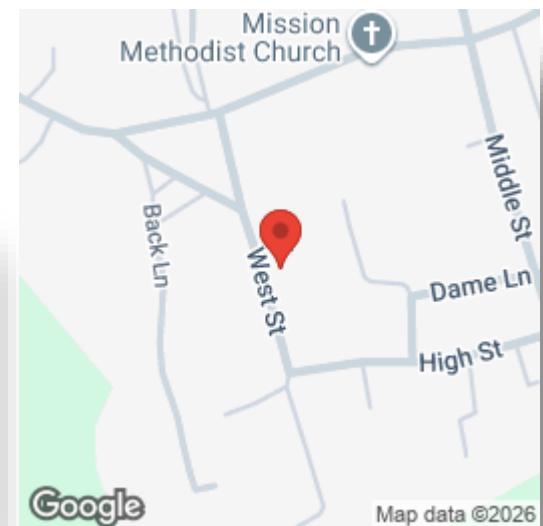
view this property online [williamhbrown.co.uk/Property/BWY108039](http://williamhbrown.co.uk/Property/BWY108039)



Property Ref:  
BWY108039 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



**01302 710735**



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



**williamhbrown.co.uk**