



Haxey Road, Misterton DN10 4AA

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EXCLUSIVE



## Haxey Road, Misterton DN10 4AA

THIS SIX DOUBLE BEDROOM property over three floors is an ideal family home situated in the village of Misterton, which is ideally placed for access to the surrounding towns of Retford, Gainsborough and Bawtry and the city of Doncaster which has a wealth of amenities and motorway access via the A1M and M180. The village has a good range of amenities including a primary school, church, Co-op store with Post Office, butchers, veterinary surgery, fish and chip shop, public houses and leisure activities. Briefly the property comprises Lounge, Kitchen Diner with Family Room, four Bedrooms, two with En Suite and family Bathroom to the first floor and a further two Bedrooms and separate w.c. to the second floor. There is ample parking available with a double Garage and garden to the rear which links to the paddock which the vendors advise is approximately two and a half acres. The property also benefits from underfloor heating to the ground floor, electric gates, gas central heating and double glazing.





#### **ACCOMMODATION**

The property is accessed via a white uPVC door with glass panel leading into the main Entrance Hall. There is also a separate door leading into the Kitchen Diner and Utility Room.

#### **ENTRANCE HALL**

13'3" x 14'0" both to maximum dimensions  
Providing access to the Lounge, Kitchen Diner and downstairs Cloakroom, stairs rising to the first floor accommodation, thermostat control, fuse box, window to the front elevation.

#### **LOUNGE**

11'3" x 21'9"  
Central brick fireplace with wood mantle and tiled hearth housing multifuel burner, TV point, windows to the side, front and rear elevation, wall mounted thermostat controller and dimmer switch for lights.

#### **KITCHEN DINER**

11'8" x 29'7"  
Range of wall and base units in cream with complementary worktops, space for range style cooker with extractor fan over, integrated dishwasher and fridge freezer, one and a half stainless steel sink with splashback,

spotlights to ceiling, three windows to the side elevation, with window to the front elevation and double doors to the rear leading out to the decking area. Door leading into Side Entrance and opening into:

#### **FAMILY ROOM**

13'3" x 11'7"  
TV and telephone points, double doors to the rear elevation leading out to the decking area with views over the garden, window to the side elevation and door leading into the Lounge.

#### **DOWNSTAIRS CLOAKROOM**

5'11" x 3'2"  
Suite comprising low level flush w.c., wall mounted wash hand basin with cupboard under, tiled flooring, towel rail and window to the front elevation.

#### **SIDE ENTRANCE**

Two white uPVC doors to either side, door providing access to the Kitchen and opening providing access to:

#### **UTILITY ROOM**

5'8" x 8'10"  
Wall and base units with complementary worktops, space and plumbing for



washing machine, space for fridge, stainless steel sink with tiled splashbacks, window to the side elevation and shelving.

#### **FIRST FLOOR LANDING**

Doors giving access to the four Bedrooms and Bathroom, built in cupboard, oak staircase and balustrade, window to the front elevation, smoke alarm to ceiling, radiator. Stairs giving access to second floor.

#### **MASTER BEDROOM**

14'11" x 11'3"

Window to the front elevation, telephone point and radiator. Folding doors leading into:

#### **ENSUITE BATHROOM**

8'10" x 5'5"

Tiled throughout with matching white suite comprising panelled bath with shower attachment to taps, pedestal wash hand basin with mirror over, low level flush w.c., towel radiator, spotlights to ceiling, extractor fan, window to the rear elevation.

#### **BEDROOM TWO**

11'8" x 13'3"

Window to the rear elevation, radiator and door leading into:



#### **EN SUITE SHOWER ROOM**

6'5" x 5'5"

Matching white suite comprising pedestal wash hand basin with adjustable mirror over and light, low level flush w.c., shower unit, wall mounted towel radiator, spotlights to ceiling, extractor fan and window to the rear elevation.

#### **BEDROOM THREE**

11'8" x 11'8"

Telephone point, window to the rear elevation and radiator.

#### **BEDROOM FOUR**

8'8" x 11'8"

Window to the front elevation and radiator.

#### **BATHROOM**

8'7" x 9'10"

Tiled throughout with matching white suite comprising panel bath, wash hand basin with mirror and shelf over, separate shower unit, towel radiator, spotlights to ceiling, extractor fan and window to the side elevation

#### **SECOND FLOOR LANDING**

9'8" x 5'7"

Providing access to the two further bedrooms and WC



#### **BEDROOM FIVE**

13'0" x 15'2"

Velux window and further window to the rear elevation, radiator and eaves storage.

#### **BEDROOM SIX**

13'0" x 11'3"

Currently used as a Study.

Velux window and further window to the rear elevation, radiator.

#### **W.C.**

4'5" x 6'11"

Matching white suite comprising pedestal wash hand basin with splashback and adjustable mirror over with light, low level flush w.c., towel holder, radiator, extractor fan and window to the side elevation.

#### **EXTERNALLY**

The property is approached from a private drive and laid with stone chip, electric gate with intercom unit and side pedestrian gate. Driveway providing off street parking with lawned border and hedging to one side and brick wall to the other. A further electric security gate provides access to the front of the house with a further drive fronting the double Garage and log store to the side. A lawned area running to the side of the property from the main drive leads to the paddock gate and sty at the

rear and is a public right of way. The rear garden can be accessed from the side of the property via a stone chip area with paving and is surrounded by a brick wall to one side and fencing to the other, being laid mainly to lawn with mature borders and trees, outside tap, raised decking area, two store sheds and gate accessing the rear paddock with hedging and tree boundaries.

#### **DOUBLE GARAGE**

19'4" x 17'11"

With electric door, power and lighting, wall mounted boiler, roof storage, ladder racks and tap to the side.

#### **COUNCIL TAX**

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'F'

#### **TENURE - FREEHOLD**

#### **AGENTS NOTE**

We are advised that the property has a public right of way running across it, the Land Registry entry is available please make enquiries to the office.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Ground Floor  
126 sq m/1356.25 sq ft  
Approx.

First Floor  
88 sq m/947.22 sq ft  
Approx.

Second Floor  
45 sq m/484.37 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023

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		81	86
EU Directive 2002/91/EC			

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -  
01302 710773 <https://www.hunters.com>

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