

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Station Road

Misterton, DN10 4DH

Offers Over £155,000



Council Tax: A



# 153 Station Road

Misterton, DN10 4DH

Offers Over £155,000



## ACCOMMODATION

Composite entrance door leading into:

### LOUNGE

14'2" x 13'6" to maximum dimensions (4.33m x 4.12m to maximum dimensions)  
uPVC double glazed bay window to the front elevation, decorative fireplace with tiled hearth and painted wood surround and mantle, radiator, laminate flooring. Door into:

### HALLWAY

Radiator and stairs rising to the first floor accommodation. Further door giving access to:

### DINING ROOM

13'4" x 12'0" (4.07m x 3.66m)  
uPVC double glazed window to the rear elevation, radiator, laminate flooring, door giving access to under stairs storage area with uPVC double glazed window to the side elevation and second door giving access to:

### KITCHEN

12'3" x 7'4" (3.74m x 2.26m )  
uPVC double glazed window to the side elevation, fitted kitchen comprising base and drawer units with complementary work surfaces and splashback in stainless steel, sink and drainer with mixer tap, integrated electric oven and four ring induction hob with extractor over, space for fridge, freezer and provision for automatic washing machine. Opening giving access to:

### REAR LOBBY

uPVC double glazed door to the side elevation leading out to the rear garden, radiator, tiled flooring

and fitted base unit with complementary work surface. Door giving access to:

### BATHROOM

12'9" x 7'3" to maximum dimensions (3.89m x 2.23m to maximum dimensions)  
Two uPVC double glazed windows to the side elevation, four piece bathroom suite comprising w.c., hand basin mounted in vanity unit, bath with splashbacks and separate shower cubicle with mermaid boarding, chrome heated towel rail.

### FIRST FLOOR LANDING

uPVC double glazed window to the side elevation and door giving access to:

### BEDROOM ONE

13'6" x 11'10" (4.13m x 3.63m )  
uPVC double glazed window to the front elevation, radiator and cast iron fire feature with tiled laminate flooring and door giving access to:

### STORAGE CUPBOARD

5'11" x 3'8" (1.82m x 1.12m )  
Laminate flooring and radiator.

### BEDROOM TWO

13'4" x 11'10" to maximum dimensions (4.08m x 3.63m to maximum dimensions)  
uPVC double glazed window to the rear elevation, radiator, cast iron fire feature with tiled hearth, laminate flooring. Door giving access to cupboard, shared with Bedroom one and further door giving access to:

### BEDROOM THREE

12'4" x 7'5" (3.77m x 2.28m )

uPVC double glazed window to the side elevation, radiator, laminate flooring, loft access and cupboard housing the gas fired central heating boiler.

### EXTERNALLY

To the front is a walled gated low maintenance stone chipped buffer garden with pathway leading to the front Entrance door. A second pathway leads to the side of the property with gated access into the enclosed rear garden with slabbed patio area leading to a lawned area, wooden shed.

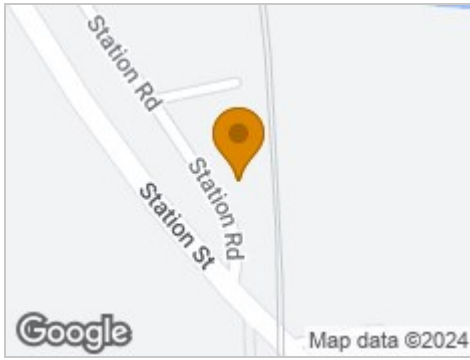
### COUNCIL TAX

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

### TENURE - FREEHOLD



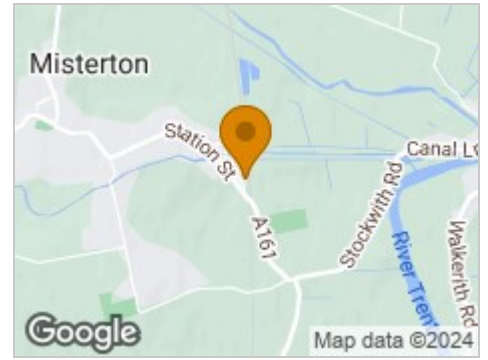
## Road Map



## Hybrid Map



## Terrain Map



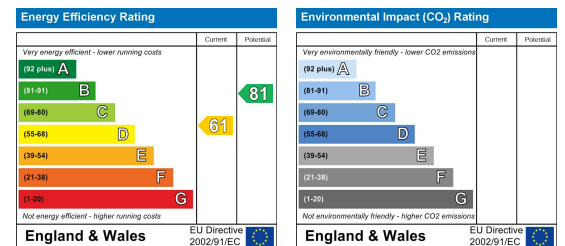
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.