





Groewood Close,  
Misterton,  
DN10 4HL

£475,000

 5  3  2  B

Hunters are delighted to offer this modern five bedroom detached dormer bungalow in a decent size plot situated in a quiet cul de sac location in the popular village of Misterton. Suited to multi generational living, viewing is **STRONGLY** recommended to appreciate the size and scope of the accommodation on offer here





## DESCRIPTION

Briefly the property comprises five bedrooms, one with en suite and two reception rooms, kitchen diner, utility and laundry rooms, conservatory, downstairs shower room and upstairs bathroom. Whilst outside there are gardens to the front and rear with a drive allowing parking for two vehicles. The property benefits from oak doors, gas central heating, double glazing with ornate design. Misterton is a village lying six miles northwest of the market town of Gainsborough on the A161. It has a primary school, Co-op, post office, Doctors Surgery, Church, two Public houses and bowls and football clubs.

## ACCOMMODATION

The property is accessed via a white uPVC door with glass panels leading into:

### ENTRANCE HALLWAY 6'2" x 26'7"

Providing access to the lounge, dining room downstairs bedroom/study, shower room, kitchen diner and cloakroom. Stairs rising to the first floor accommodation with under stairs cupboard, telephone point and shelf plus smoke alarm to ceiling.

### LOUNGE 16'4" x 20'4"

Central feature fireplace with flame effect fire, t.v. and telephone points, two roses to the ceiling, two windows to the side elevation and double doors leading into:

### CONSERVATORY 20'4" x 10'8"

Overlooking the rear garden accessed via double doors and further double doors leading into the Kitchen Diner, spotlights to ceiling, concealed radiator and t.v. point.

### BREAKFAST KITCHEN 17'1" x 16'7"

Wall and base kitchen units in light grey with complementary worktops, built in Indesit cooker and grill, four ring induction hob with extractor fan over, integrated dishwasher, space for fridge freezer, one and a half ceramic sink with mixer tap and instant hot water unit, central breakfast island with cupboards and drawers under, t.v. and telephone points, spotlights to ceiling, laminate flooring, concealed radiator, window to the rear elevation and door leading into:

### UTILITY ROOM 10'4" x 6'7"

Base unit and space and plumbing for washing machine, stainless steel sink with mixer tap over, spotlights to ceiling, laminate flooring, radiator, white uPVC entrance door to the side elevation and further door leading into:

### LAUNDRY ROOM 9'9" x 4'5"

Space for fridge, washing machine, wall mounted boiler, thermostat, fuse box, shelving, laminate flooring and telephone point.

### DINING ROOM 11'5" x 13'10"

Window to the front elevation, t.v. point, and concealed radiator.

### DOWNSTAIRS SHOWER ROOM

Mainly tiled with shower unit, wash hand basin and low level w.c. in a unit with cupboards, wall mounted mirror, chrome towel radiator, extractor fan and spotlights to ceiling.

### BEDROOM FIVE/STUDY 9'8" x 13'3"

Currently used as a Study

TV point, window to the front elevation and radiator.

### FIRST FLOOR LANDING 17'6" x 3'2"

Providing access to bedrooms and bathroom, loft access, spotlights to ceiling, smoke alarm and radiator.

### BEDROOM ONE 16'5" x 12'5"

Window to the front elevation, t.v. point, spotlights to ceiling and radiator.

### BEDROOM TWO 11'10" x 12'4"

TV point, window to the rear elevation, spotlights to ceiling and door leading into:

### EN SUITE SHOWER ROOM

Suite comprising shower unit, wash hand basin with mixer tap and mirror over with shelf, low level flush w.c., in a combined unit with cupboards, chrome towel radiator, vinyl flooring, spotlights to ceiling and velux window to the rear.

### BEDROOM THREE 9'11" x 12'5"

TV point, window to the rear elevation and radiator.

### BEDROOM FOUR 10'4" x 12'0"

Window to the side elevation, t.v. point and radiator.

### BATHROOM

Matching white suite comprising panel bath, wash hand basin and low level flush w.c. in unit with cupboards, shelf plus mirror over, shaving socket, corner shower unit and velux window to the rear elevation.

### EXTERNALLY

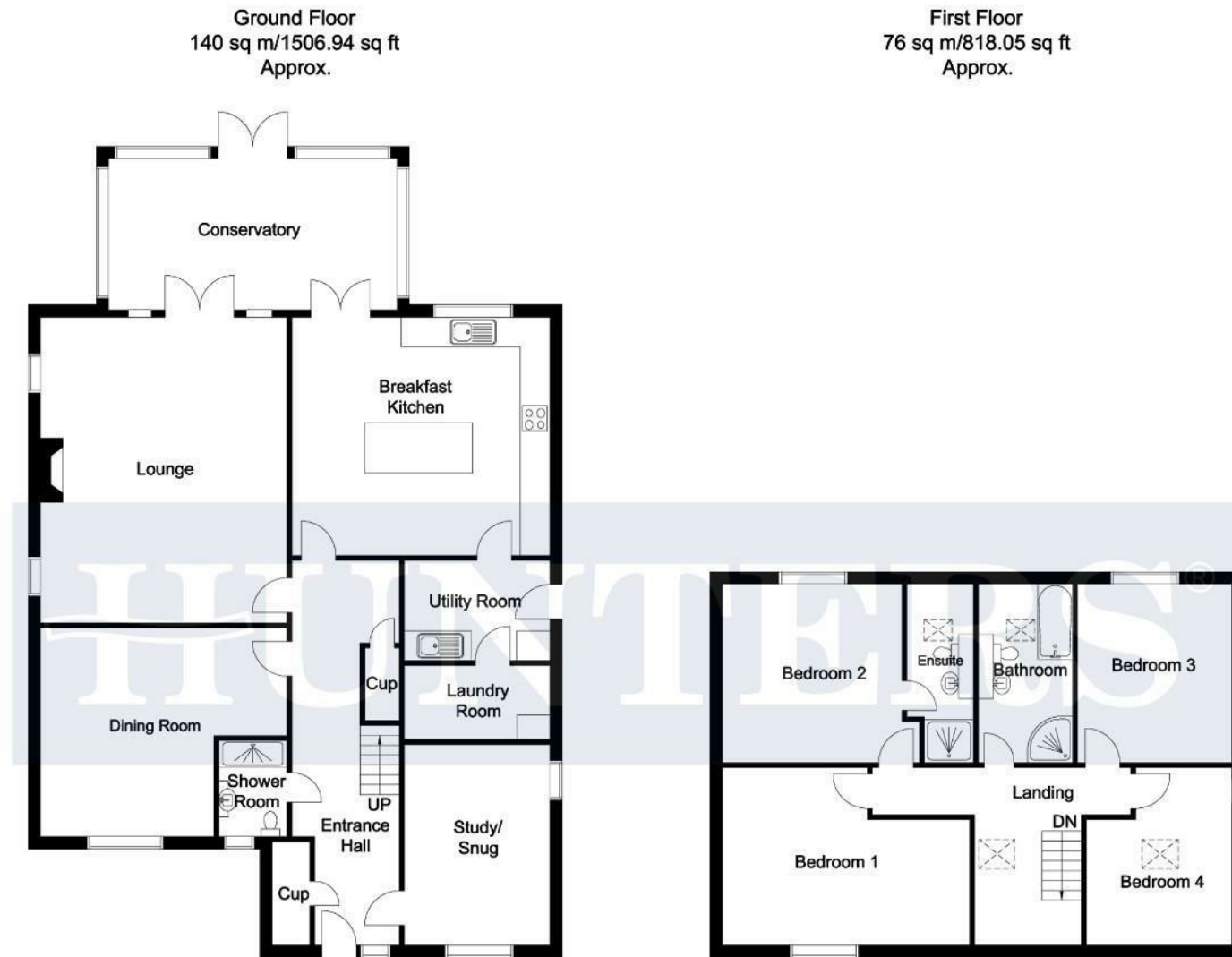
The rear garden is mainly laid to lawn with mature borders and trees, patio area, wooden shed fronted by shale area and paving. Outside light, tap and two gates to each side of the property linking the front and rear. The front garden is laid to lawn with block paved drive providing parking for two or more vehicles, electric socket, outside tap and external security light.

### COUNCIL TAX

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

### TENURE - FREEHOLD

Tenure: Freehold  
Council Tax Band: D



- DORMA BUNGALOW
- 4/5 BEDROOMS
- 2/3 RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- BREAKFAST KITCHEN
- UTILITY & LAUNDRY ROOM
- EN SUITE TO BEDROOM
- UPSTAIRS BATHROOM
- VIEWING STRONGLY RECOMMENDED
- EPC RATING : B

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 @2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.