

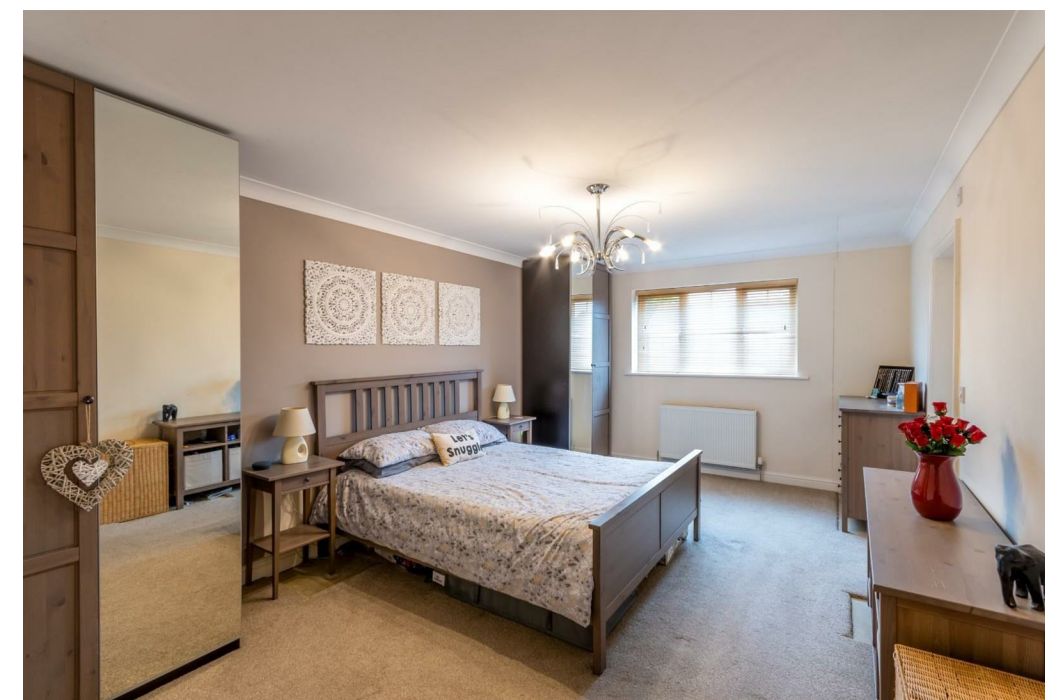


Debdhill Road,  
Misterton, Doncaster,  
DN10 4AQ

£425,000

 4  2  2  A

An ideal spacious family home situated in a quiet location close to local amenities within the Village of Misterton as well as countryside walks. Viewing essential to appreciate the area and property on offer.



## DESCRIPTION

Briefly the property comprises Entrance Hall, Lounge, Dining Room, Kitchen, Study and Conservatory to the ground floor with four Bedrooms and family Bathroom to the first floor. Outside is a double Garage and driveway providing off street parking for two vehicles with gardens to the front and rear. The property also benefits from solar panels (owned by the vendor) gas central heating and double glazing. 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 and lies within the catchment area for the well regarded Queen Elizabeth High School in Gainsborough.

## ACCOMMODATION

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

### ENTRANCE HALLWAY

Providing access to the Lounge, Dining Room, Kitchen and Study, stairs rising to the first floor accommodation with cupboard under, smoke alarm to ceiling.

### LOUNGE 11'3" x 17'7"

Central feature fireplace with surround housing flame effect fire, t.v. point, panel flooring, window to the front elevation, radiator and double doors leading into:

### DINING ROOM 11'3" x 10'2"

Panel flooring, radiator and door leading into:

### CONSERVATORY 12'4" x 14'9"

With views over the countryside, fan to ceiling, double doors leading out to the rear garden.

### STUDY 9'4" x 7'7"

Built in work station with drawers, panel flooring, window to the front elevation and radiator.

### KITCHEN 9'4" x 12'7"

Comprising wall and base units with complementary black worktops, built in Bosch electric cooker and grill with induction hob and extractor fan over, integrated dishwasher, space for fridge, one and a half ceramic sink with mixer tap, tiled flooring, spotlights to ceiling, window to the rear elevation, radiator and door leading into:

### UTILITY 5'10" x 7'2"

Wall and base units with complementary worktop, space and plumbing under

for washing machine and tumber dryer, one and a half ceramic sink, spotlights to ceiling, window to the side elevation and door with glass panels to the rear.

### FIRST FLOOR LANDING 9'7" x 11'8"

Giving access to Bedrooms and Bathroom, loft access and cupboard.

### MASTER BEDROOM 11'3" x 17'8"

Window to the front elevation, radiator and door giving access to:

### EN SUITE

Tiled throughout with corner shower cubicle, wash hand basin in unit with mirror over and cupboard under, low level flush w.c., shaving socket, chrome towel radiator, spotlights to ceiling, extractor fan and window to the front elevation.

### BEDROOM TWO 9'5" x 12'7"

Panel flooring, window to the rear elevation and radiator.

### BEDROOM THREE 9'6" x 11'5"

Window to the front elevation and radiator.

### BEDROOM FOUR 10'6" x 10'2"

Window to the rear elevation and radiator.

### FAMILY BATHROOM

Tiled throughout with matching suite comprising Jacuzzi panel bath with shower attachment to taps, pedestal wash hand basin, low level flush w.c., towel rail, shaving socket, extractor fan, vinyl flooring, window to the rear elevation and radiator.

### EXTERNALLY

The rear garden has open views over the countryside and is laid mainly to lawn with patio area, mature borders and fencing to three sides. Gated access to both sides allows easy access from front to rear. The front garden is also laid to lawn with mature beds and fencing, block paved driveway allows off road parking for two vehicles leading to the double Garage with electric car charger.

### DOUBLE GARAGE 17'0" x 18'4"

Two up and over doors with power, lighting and roof storage.

### COUNCIL TAX

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

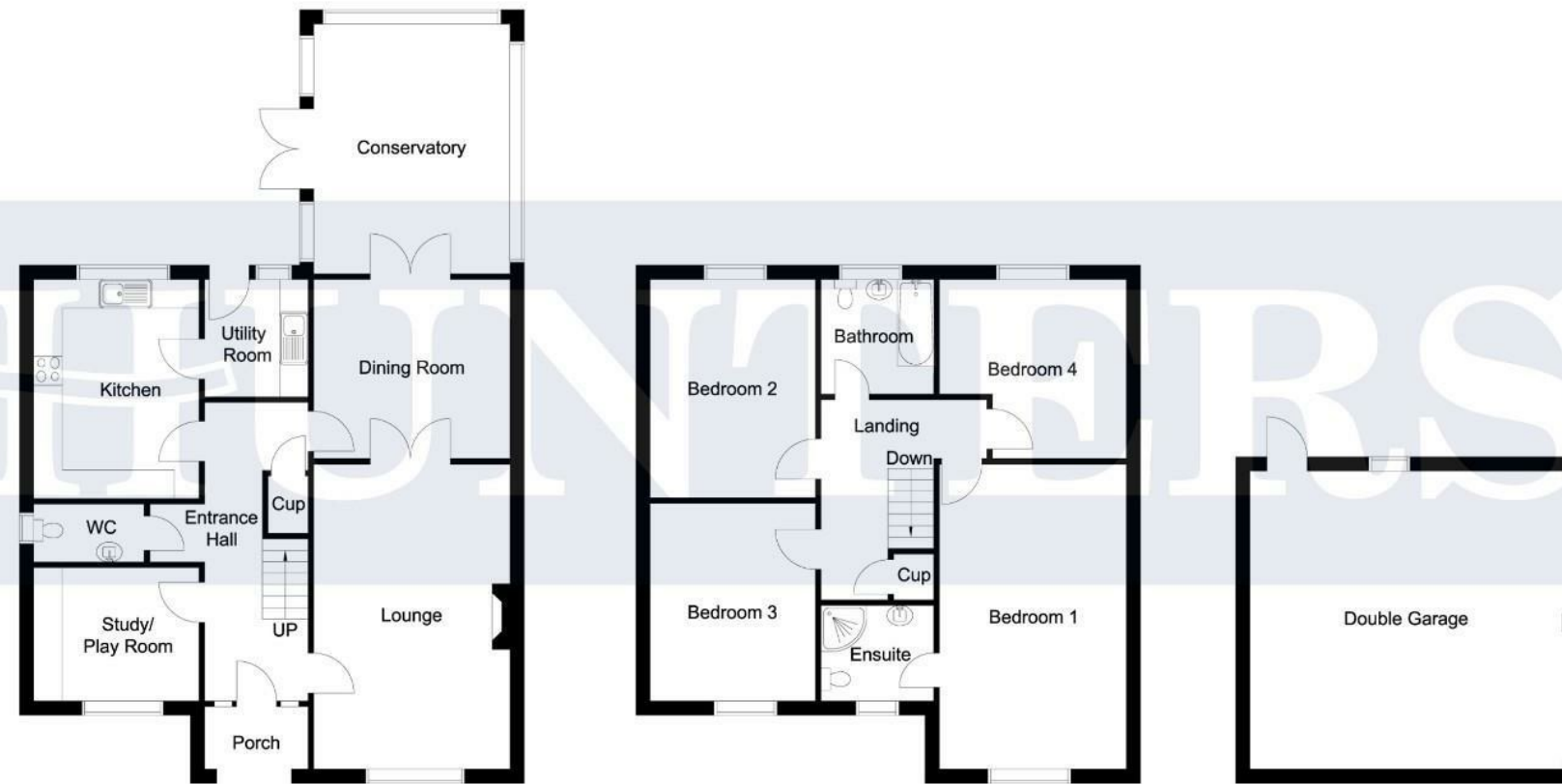
### TENURE - FREEHOLD

Tenure: Freehold  
Council Tax Band: E

Ground Floor  
83 sq m/893.40 sq ft  
Approx.

First Floor  
65 sq m/699.65 sq ft  
Approx.

Outbuilding  
29 sq m/312.15 sq ft  
Approx.



- DETACHED HOUSE
- FOUR BEDROOMS
- FAMILY BATHROOM & EN SUITE
- LOUNGE & DINING ROOM
- CONSERVATORY
- STUDY
- KITCHEN & UTILITY
- DOUBLE GARAGE & DRIVEWAY PARKING
- GARDENS TO FRONT & REAR
- EPC RATING : A

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		92	93
(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	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			
England & Wales	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.

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