

HUNTERS[®]

HERE TO GET *you* THERE



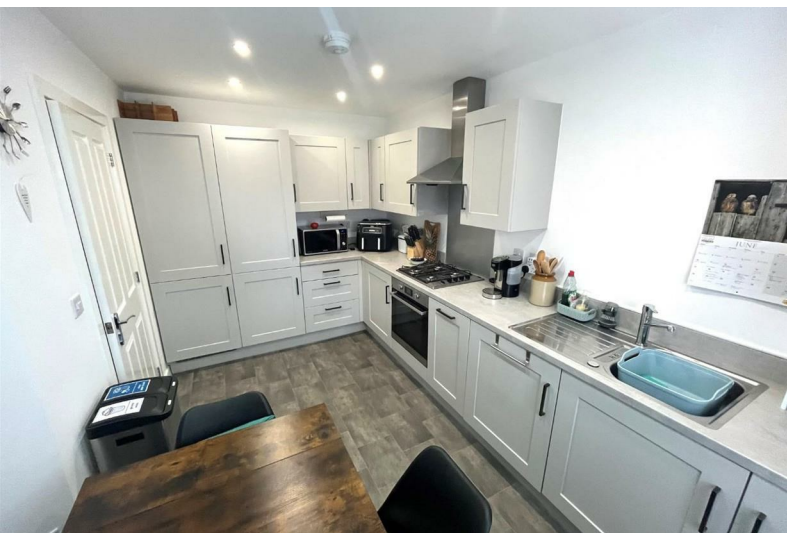
Linby Drive

Bircotes, DN11 8FP

Offers In The Region Of £180,000



Council Tax: A



15 Linby Drive

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DESCRIPTION

Briefly the property comprises Lounge, Kitchen Diner and Cloakroom to the ground floor and three Bedrooms and Bathroom to the first floor. Outside is a driveway allowing off road parking for two vehicles and a garden to the rear.

Simpson Park is situated in the village of Bircotes close to amenities including Asda Supermarket, Post Office, School and Doctors Surgery, with road links to the A1M and motorway network. The east coast mainline stations are accessible from Retford and the city of Doncaster. The market town of Bawtry is only a mile away and has further amenities including range of shops, boutiques, restaurants, pubs and the Crown Hotel.

ACCOMMODATION

The property is accessed via a porched Entrance with composite door having glass panels leading into:

ENTRANCE HALL

6'0" x 17'2" (1.85 x 5.25)

Providing access to the Kitchen Diner, Lounge and Cloakroom, stairs rising to the first floor accommodation with understairs cupboard, radiator.

KITCHEN DINER

9'6" x 13'8" (2.92 x 4.18)

Wall and base units in light grey with complementary work surface, built in Indesit cooker, four ring gas hob with extractor fan over, integrated dishwasher, fridge freezer and washing machine, vinyl flooring, spotlights to ceiling, smoke alarm, window to the front elevation with blind.

LOUNGE

14'4" x 10'1" (4.39 x 3.08)

TV point. wall mounted electric fire, double doors to rear garden and radiator.

DOWNSTAIRS W.C.

Matching white suite comprising low level flush w.c., pedestal sink with splashback, towel rail, vinyl flooring and window to the side elevation.

FIRST FLOOR LANDING

Access to Bedrooms and Bathroom, loft access, cupboard and smoke alarm.

BEDROOM ONE

14'4" x 9'4" (4.39 x 2.87)

Built in wardrobe with automatic light, t.v. and telephone points, wall mounted thermostat, window to the front elevation with blinds and radiator.

BEDROOM TWO

6'5" x 10'11" (1.98 x 3.35)

Window to the rear elevation and radiator.

BEDROOM THREE

7'7" x 7'5" (2.33 x 2.27)

Window to the rear elevation and radiator.

BATHROOM

6'7" x 6'5" (2.02 x 1.97)

White suite comprising panel bath with shower over, wash hand basin with splashback and vanity unit over and cupboard under, low level flush w.c., chrome towel radiator, spotlights to ceiling, tiled flooring and window to the side elevation.

EXTERNALLY

Drive to the front allowing off road parking for two vehicles, fencing with gated access to the rear, flower beds, downlighters, double electric socket. The rear garden is mainly laid to lawn with paving and mature border, double electric socket and tap.

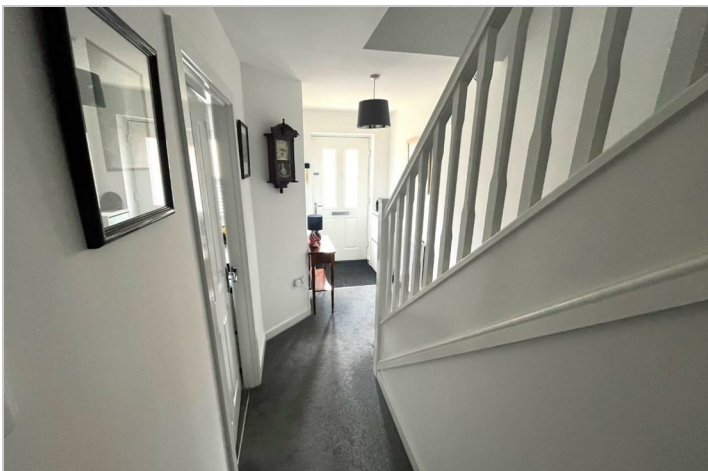
COUNCIL TAX

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

TENURE - FREEHOLD

AGENTS NOTE

We are advised there is an annual service charge of £182.00 for maintenance of the communal areas.



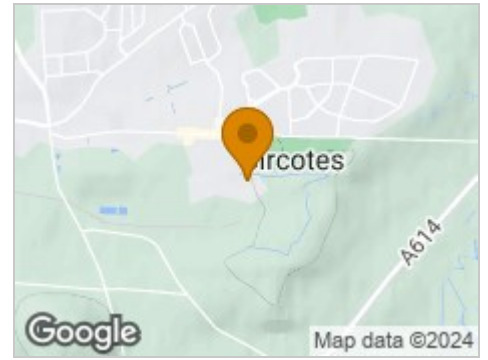
Road Map



Hybrid Map



Terrain Map



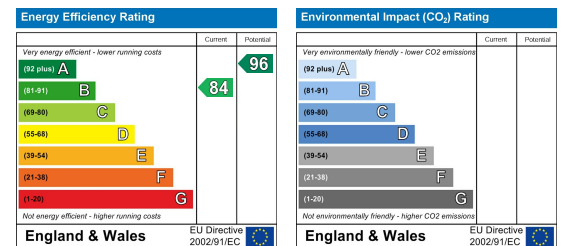
Floor Plan



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.