

# HUNTERS<sup>®</sup>

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## Fox Covert Lane

Misterton, DN10 4EJ

Offers In The Region Of £150,000



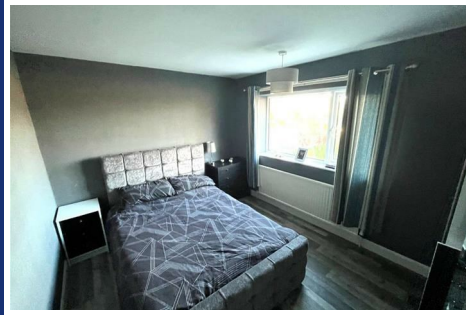
Council Tax: A



# 19 Fox Covert Lane

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## DESCRIPTION

Briefly the property comprises entrance hall, lounge diner and kitchen to the ground floor with two bedrooms and bathroom to the first floor. Outside are gardens to the front and rear with a drive allowing off street parking for two vehicles. The property also benefits from gas central heating and double glazing.

Misterton lies six miles northwest of the market town of Gainsborough on the A161 which has a wealth of amenities and the village benefits from a Primary School, Co-op, Post Office, Doctors Surgery, Church, two public houses, bowls and football clubs. The east coast mainline is within easy reach via Retford to the south or the city of Doncaster to the north west.

## ACCOMMODATION

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

### LOUNGE DINER

12'8" to maximum dimension x 17'10" (3.88 to maximum dimension x 5.44)

Feature fireplace with gas flame effect fire in surround, TV and telephone points, two windows to the front and one to the rear elevation, radiator and door leading into:

### KITCHEN

9'10" x 8'7" (3.00 x 2.62)

Wall and base units with complementary worktops, built in cooker with four ring induction hob and extractor fan over, spaces for washing machine and fridge, stainless steel sink with mixer tap, door into the under stairs Pantry, windows to the rear and side elevation and white uPVC door with glass panel leading out to the rear garden.

## FIRST FLOOR LANDING

Giving access to bedrooms and bathroom, loft hatch, window to the side elevation.

### BEDROOM ONE

14'9" x 12'7" (4.50 x 3.86)

Built in cupboard with further cupboard over the stairs housing the Vaillant boiler, vinyl flooring, window to the front elevation and radiator.

### BEDROOM TWO

11'8" x 9'4" (3.58 x 2.87)

Window to the rear elevation, vinyl flooring and radiator.

### BATHROOM

6'7" x 5'8" (2.01 x 1.73)

Tiled walls, matching white suite comprising panel bath with mixer tap and shower over, wash hand basin with mixer tap and cupboard under, low level flush wc, vinyl flooring, wall radiator, extractor fan and window to the rear elevation.

## EXTERNALLY

The front garden is laid to lawn with paving and a stone chip drive allowing off street parking for two vehicles, fencing to one side and hedging to the other.

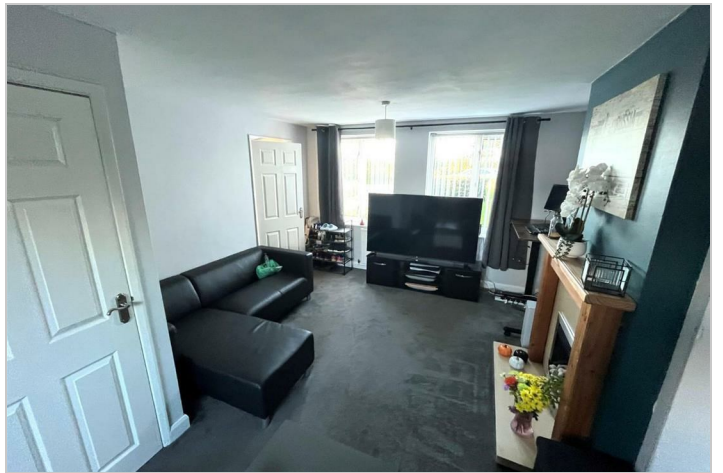
A gate to the side leads to the rear garden which is laid to lawn with paved area for seating, stone chip areas, mature borders, plus a brick outbuilding split into two with power, wooden tool shed, and outside tap.

## COUNCIL TAX

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

## TENURE - FREEHOLD

Tel: 01302 710773



## Road Map



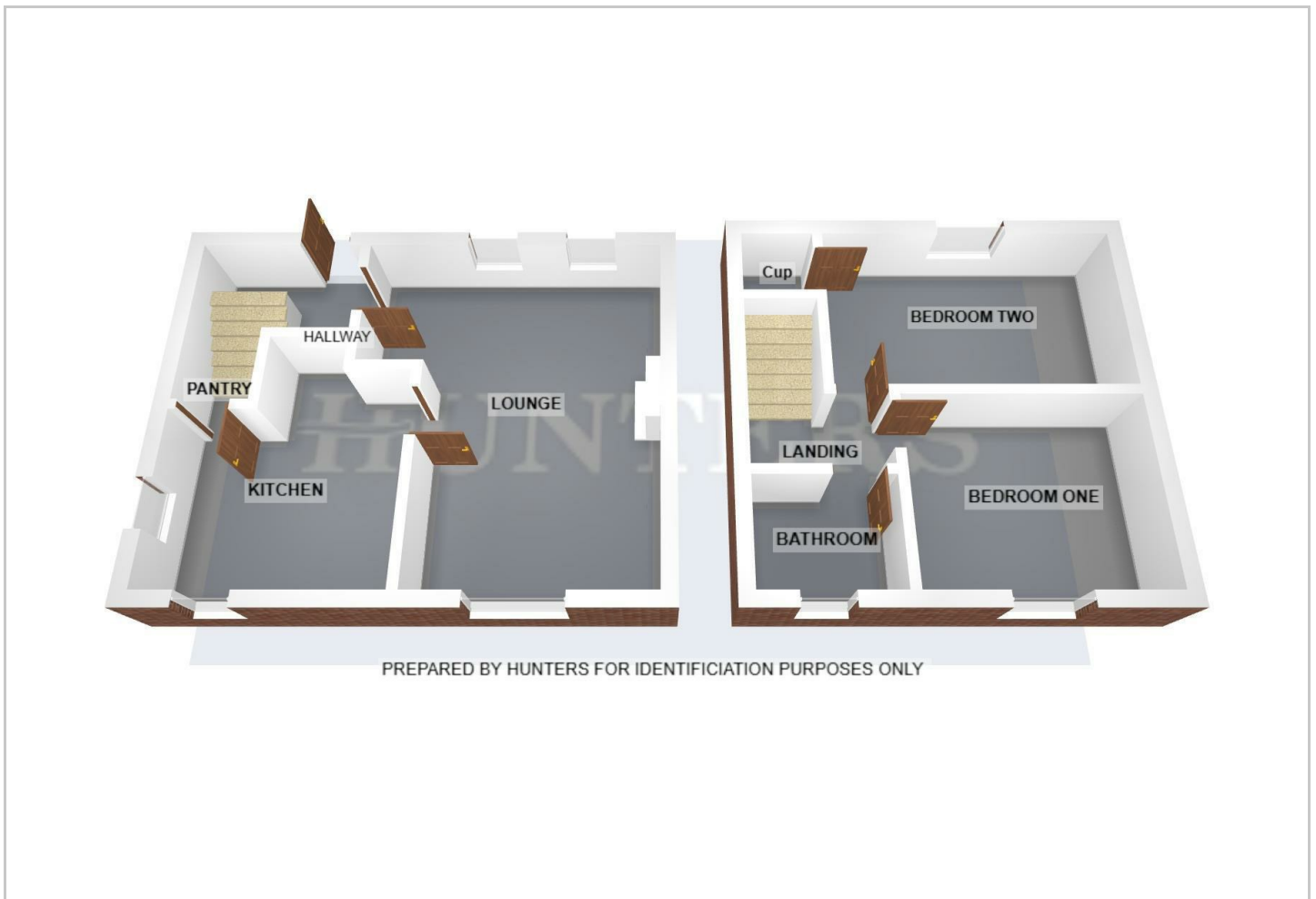
## Hybrid Map



## Terrain Map



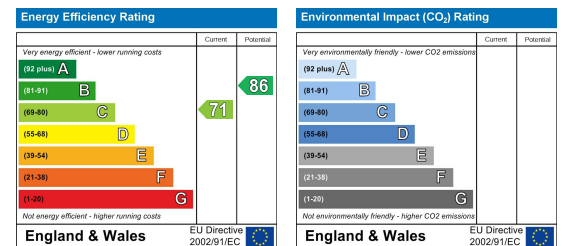
## Floor Plan



## 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.