



Meadow Drive, Doncaster DN10 4BT

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





## Meadow Drive, Doncaster DN10 4BT

Hunters are delighted to offer this executive family home built in 1990 on a larger than average plot in an estate location which has been refurbished by the current owners and is being sold with NO CHAIN complications,







## DESCRIPTION

Briefly the property comprises entrance hall, three reception rooms, study, kitchen, utility, two cloakrooms to the ground floor and four bedrooms, one with ensuite plus a family bathroom to the first floor. Outside is a drive leading to the attached garage and gated car port allowing off street parking for several vehicles and gardens to the front and rear. The property also benefits from gas central heating, double glazing and full fibre internet.

Misterton is a village which is well placed for access to the surrounding towns of Retford, Gainsborough, Bawtry and the city of Doncaster, with good motorway access via the A1M and M180 whilst Retford and Doncaster both lie on the east coast mainline. The village has a good range of shops and amenities including a Co-op with Post Office, Butchers, Primary School, sports field, Bowls Club, Library and Doctors Surgery.

## ACCOMMODATION

The property is accessed via a brick porch with light fitting through a composite door with glass panel leading into:

### ENTRANCE HALL

15'1" x 7'6"

Providing access to the lounge, kitchen, study, and downstairs cloakroom, stairs rising to the first floor accommodation, telephone point, rose to ceiling and wood panel flooring.



## LOUNGE

13'6" x 20'11"

Feature fireplace with multi fuel burner and wood surround, TV point, air conditioning unit, dado rail, cornice to ceiling with rose, window to the front elevation and two to the side elevation, radiator, door to rear garden and double doors to:

## DINING ROOM

11'7" x 13'8"

Cornice to ceiling, radiator, door opening to the rear garden and space giving access to:

## KITCHEN

13'8" x 12'4"

Wall and base units with complementary worktops, spaces for range style cooker with extractor fan over, dishwasher, American fridge freezer, sunken Belfast sink with mixer tap, built in microwave, central island with overhead lights, window to the rear elevation, and space leading into:

## CLOAKROOM

Low level flush wc, wash hand basin and window to front.

## STUDY

8'9" x 11'5"

Wood panel flooring, coving to ceiling, fuse box, two windows to the front elevation and radiator.



### **L SHAPED UTILITY**

10'5" x 11'3"

Wall and base units incorporating wine rack and complementary worktops, spaces for washing machine and dryer, wall mounted Worcester boiler, loft access, window to the front elevation, composite door to the rear, vinyl flooring, door to second cloakroom and rear hallway accessing the third reception room and attached garage.

### **SECOND CLOAKROOM**

Tiled throughout with low level flush wc, wash hand basin with waterfall tap in unit, wall unit with mirror, spotlights to ceiling, towel holder, window to the rear elevation and radiator.

### **THIRD RECEPTION**

18'5" x 17'5"

Currently used as a snooker room

With feature fireplace and surround housing electric fire, TV point, cornice to ceiling, loft hatch, six wall uplighters, two windows to the side elevation and one to the rear, two radiators and door leading out to the rear decking area.

### **FIRST FLOOR LANDING**

15'2" x 10'7"

The galleried landing provides access to the bedrooms and family bathroom,

loft access, rose and cornice to ceiling, airing cupboard, two low level store cupboards, two windows to the front elevation and radiator.

### **MASTER BEDROOM**

13'6" x 9'9"

Built in wardrobe with cupboard, air conditioning unit, TV point, two USB sockets in two plugs sockets, window to the side elevation and door giving access to:

### **EN SUITE**

Tiled throughout with corner shower unit with rainfall head and handheld unit, wash hand basin in cupboard unit with vanity unit over and mirror, low level flush wc with three shelves, extractor fan, towel radiator and cornice to ceiling.

### **BEDROOM THREE**

9'6" x 13'6"

Built in wardrobe and cupboard, cornice to ceiling, windows to the front and side elevations and radiator.

### **BEDROOM TWO**

12'4"n x 10'8"

Two USB sockets in plugs, window to the side elevation, coving to ceiling and radiator.





#### **BEDROOM FOUR**

8'10" x 11'6" into window alcove

Built in wardrobe and cupboard, two USB sockets in plugs, coving to ceiling, window to the front elevation and radiator.

#### **FAMILY BATHROOM**

5'4" x 10'5"

Tiled throughout with matching white suite comprising panel bath with mixer tap and shower attachment, separate corner shower unit with rainfall head and handheld unit, wash hand basin and low level flush wc in unit with cupboard under and mirror over with spotlights, wall cupboard, vinyl flooring, spotlights to ceiling, extractor fan, window to the rear elevation.

#### **EXTERNALLY**

The front garden is laid to lawn which runs round the side along with mature borders and shale areas, block paved drive allowing off street parking for several vehicles and leading to the garage. wooden gates opening to the car port, downlighters to the front walls.

The rear garden is laid to lawn with mature borders, sandstone paving and shale areas, block paved car port., ladder rack, wooden store shed, outside taps and hose reel, security lights.

#### **ATTACHED GARAGE**

L shaped with power and lighting, two up and over doors, roof storage, wall and base units, shelving, side door opening to the car port and doorway leading into the hallway.

#### **COUNCIL TAX**

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

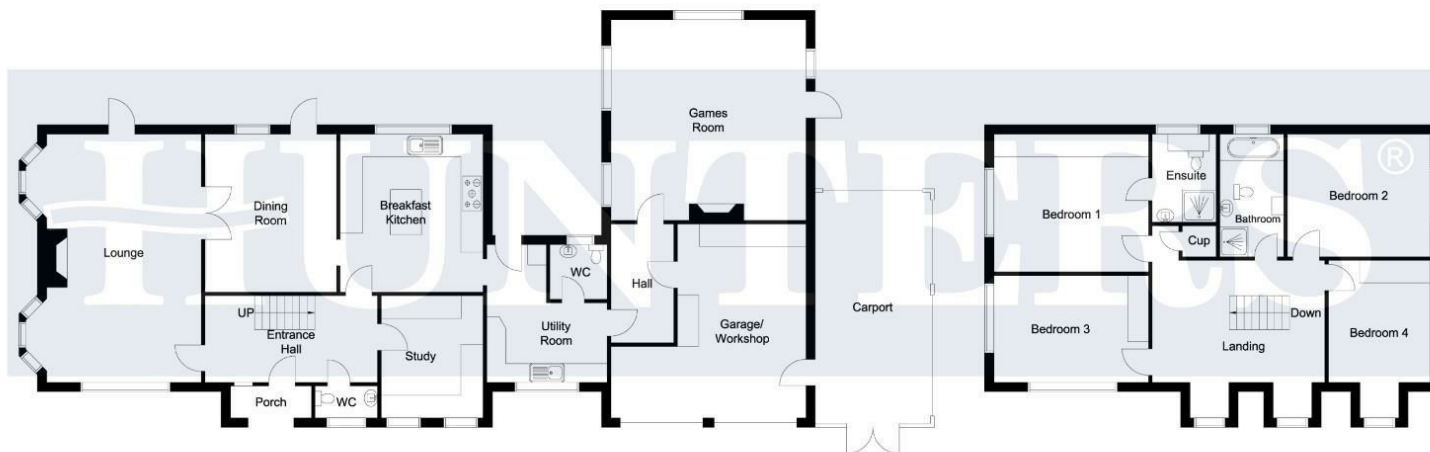
#### **TENURE - Freehold**

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

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. 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.

Ground Floor  
152 sq m/1636.11 sq ft  
Approx.

First Floor  
80 sq m/861.11 sq ft  
Approx.



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 @2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -  
01302 710773 <https://www.hunters.com>

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