

# HUNTERS<sup>®</sup>

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## Church Lane

Scrooby, DN10 6AR

Offers In The Region Of £340,000



Council Tax: D





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### DESCRIPTION

Briefly the property comprises a porched sunroom overlooking the front garden, entrance hall, lounge, kitchen diner, bathroom and two bedrooms on the ground floor whilst to the first floor is the loft room which can be used as a bedroom. Outside are gardens to the front and rear with a drive allowing off street parking for several vehicles leading to a garage. The property also benefits from gas central heating and double glazing.

### ACCOMMODATION

The property is accessed via double doors leading into:

#### SUNROOM

Tiled flooring, air conditioning unit, coat hanger and wall light. Further door with glass panel leads into:

#### ENTRANCE HALL

6'9" x 17'6" (2.08m x 5.34m )

Providing access to the lounge, kitchen diner, two bedrooms and bathroom with built in cupboards housing the water tank and shelving, telephone point, smoke alarm to ceiling and two wall lights.

#### LOUNGE

13'1" x 19'10" (3.99m x 6.06m)

Feature brick fireplace with low level shelving housing gas flame effect fire, TV aerial, two wall lights, window to the front elevation and two to the side elevation, two radiators.

#### KITCHEN DINER

11'11" x 14'0" (3.65m x 4.29m )

Wall and base units with complementary work surface, built in cooker and grill, five ring gas

hob with extractor fan over, spaces for washing machine and fridge freezer, ceramic sink with mixer tap, tiled flooring, spotlights to ceiling, wooden door to the rear with overhead cupboard housing the fuse box, stairs to first floor bedroom.

#### BEDROOM ONE

11'6" x 13'10" (3.52m x 4.22m )

TV aerial and telephone point, window to the front elevation and radiator.

#### BEDROOM TWO

11'6" x 13'9" (3.51m x 4.20m)

TV aerial, window to the rear elevation and radiator.

#### BATHROOM

6'9" x 10'0" (2.07m x 3.07m )

Matching white suite comprising panel bath, pedestal wash hand basin with vanity unit over and shelf, corner shower unit with Mira Advance electric shower, low level flush wc, tiled flooring, spotlights to ceiling, extractor fan, window to the rear elevation and radiator.

#### LOFT ROOM

12'0" x 13'5" (3.67m x 4.11m )

Stairs rising from the kitchen diner. Two built in cupboards, eaves storage, window to the side elevation, spotlights to ceiling and radiator.

#### EXTERNALLY

The front garden which overlooks the church is laid mainly to lawn with paving, mature borders and trees. A driveway allows off road parking for several vehicles and leads to the garage with up and over door and store to the rear. A gate leads to the rear garden which can be accessed from the kitchen

diner and is laid mainly to paving with a raised lawn section behind the garage, mature beds, outside lights and tap.

### COUNCIL TAX

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

### 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



Road Map



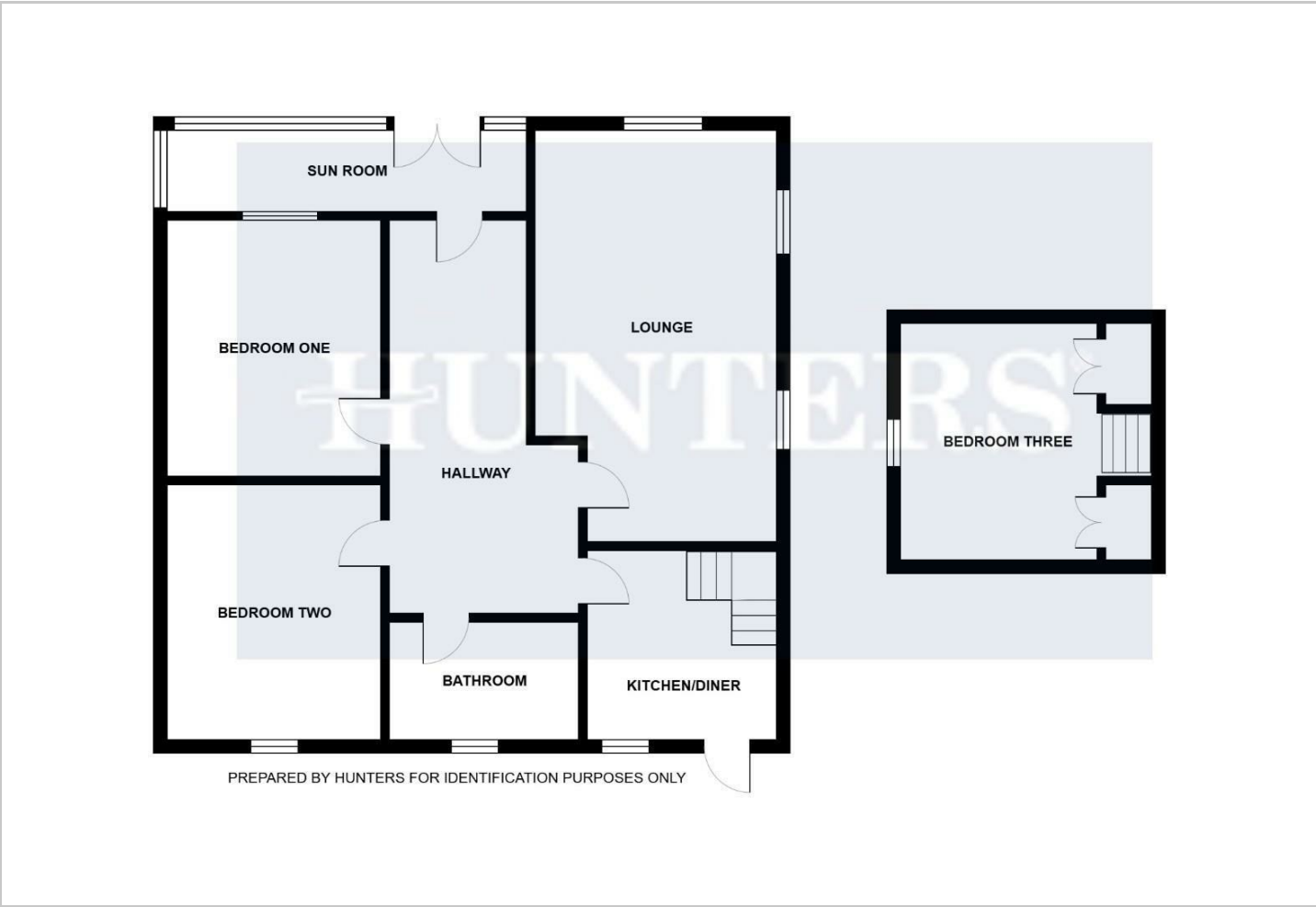
Hybrid Map



Terrain Map



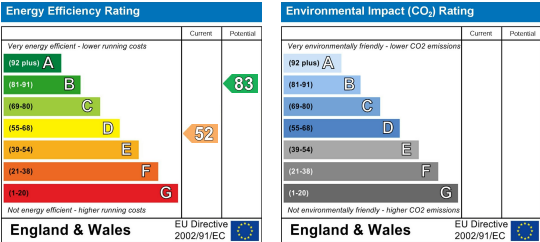
Floor Plan



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.