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Mattersey Road

Everton, DN10 5BN

Offers In The Region Of £500,000



Council Tax: F



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DESCRIPTION

Briefly the property comprises entrance porch and hallway, lounge, dining room, study which could be used as an additional bedroom, kitchen, utility, bathroom and integral garage on the ground floor plus three bedrooms and shower room to the first floor. Whilst outside are gardens to the front and rear with a drive allowing off street parking for several vehicles. The property also benefits from oil central heating and double glazing.

The Village of Everton is situated 3 1/2 miles south east of the market town of Bawtry which has a wealth of amenities and 7 1/2 miles north of the town of Retford which lies on the east coast mainline facilitating train travel to the capital and the north. The A1 motorway is also a short drive which links to the motorway network. Everton has a primary school, church, village hall and two village pubs.

ACCOMMODATION

The property is accessed from the front via an entrance porch and a further door through a passage into the utility.

SUN ROOM/ENTRANCE PORCH

11'9" x 7'6" (3.59m x 2.31m)

With tiled flooring, meter cupboard and door with glass panel leading into:

ENTRANCE HALLWAY

15'0" x 9'8" (4.59m x 2.97m)

Providing access to the lounge, dining room, study, kitchen, cloakroom and bathroom, stairs rising to the first floor accommodation with cupboard under, telephone point and radiator.

LOUNGE

11'11" x 17'7" (3.65m x 5.38m)

Feature brick fireplace with tiled hearth and open fire, TV point, windows to the rear and side elevations, radiator.

DINING ROOM

11'10" x 12'7"n (3.61m x 3.84n)

Hatch opening into kitchen, dimmer switch, window to the rear elevation, radiator and door leading into:

CONSERVATORY

With views over the rear garden with tiled flooring and sliding door.

BREAKFAST KITCHEN

11'10" x 11'11" (3.63m x 3.64m)

Wall and base units with complementary worktops, built in oven and microwave, four ring induction hob with extractor fan over, integrated dishwasher, space for fridge, one and a half stainless steel sink with mixer tap, tiled style flooring, control panel for heating, window to the rear elevation. Door with glass panel leading into:

UTILITY

7'4" x 16'7" (2.25m x 5.08m)

With base units, Stanley Aga cooker and heating unit, stainless steel sink, shelving, elevated ceiling clothes dryer, window to the rear elevation and doors to the rear garden and integral garage.

INTEGRAL GARAGE

13'5" to maximum dimension x 26'11" (4.10m to maximum dimension x 8.21m)

With electric door, power and lighting, roof storage, tap.

STUDY/BEDROOM FOUR

11'11" x 8'11" (3.64m x 2.72m)

Telephone point, window to the front elevation and radiator.

DOWNSTAIRS BATHROOM

11'10" x 11'2" (3.62m x 3.42m)

Tiled throughout with matching suite comprising corner bath with overhead shower, wash hand basin with mixer tap in unit with mirror over having two side cupboards, one housing a shaving socket, low level flush wc, bidet, two

cupboards with shelving, two towel holders, overhead light with heating element, obscure window to the front elevation and radiator.

FIRST FLOOR LANDING

Providing access to the bedrooms and shower room, cupboard, two windows to the front elevation and radiator.

BEDROOM ONE

11'11" x 16'2" (3.65m x 4.95m)

With built in wardrobe, windows to the front and rear elevations and radiator.

BEDROOM TWO

11'9" x 11'3" (3.60m x 3.45m)

Loft hatch, window to the rear elevation and radiator.

BEDROOM THREE

10'2" x 11'3" (3.12m x 3.45m)

With built in wardrobe, telephone point, airing cupboard, window to the rear elevation and radiator.

SHOWER ROOM

6'4" x 6'0" (1.95m x 1.83m)

Half tiled with corner shower unit, pedestal sink, low level flush wc, spotlight and ceiling heater with light, vanity unit, towel holder, window to the front elevation.

EXTERNALLY

The front garden has raised lawn with mature beds and trees, with a block paved drive allowing off street parking for several vehicles and car port. Gated access to both sides leads to the rear garden.

The rear garden is mainly laid to lawn with block paving, mature beds and trees, hedging and fencing, greenhouse, two wooden sheds, oil tank, coal bunker and outside tap.

COUNCIL TAX

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

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



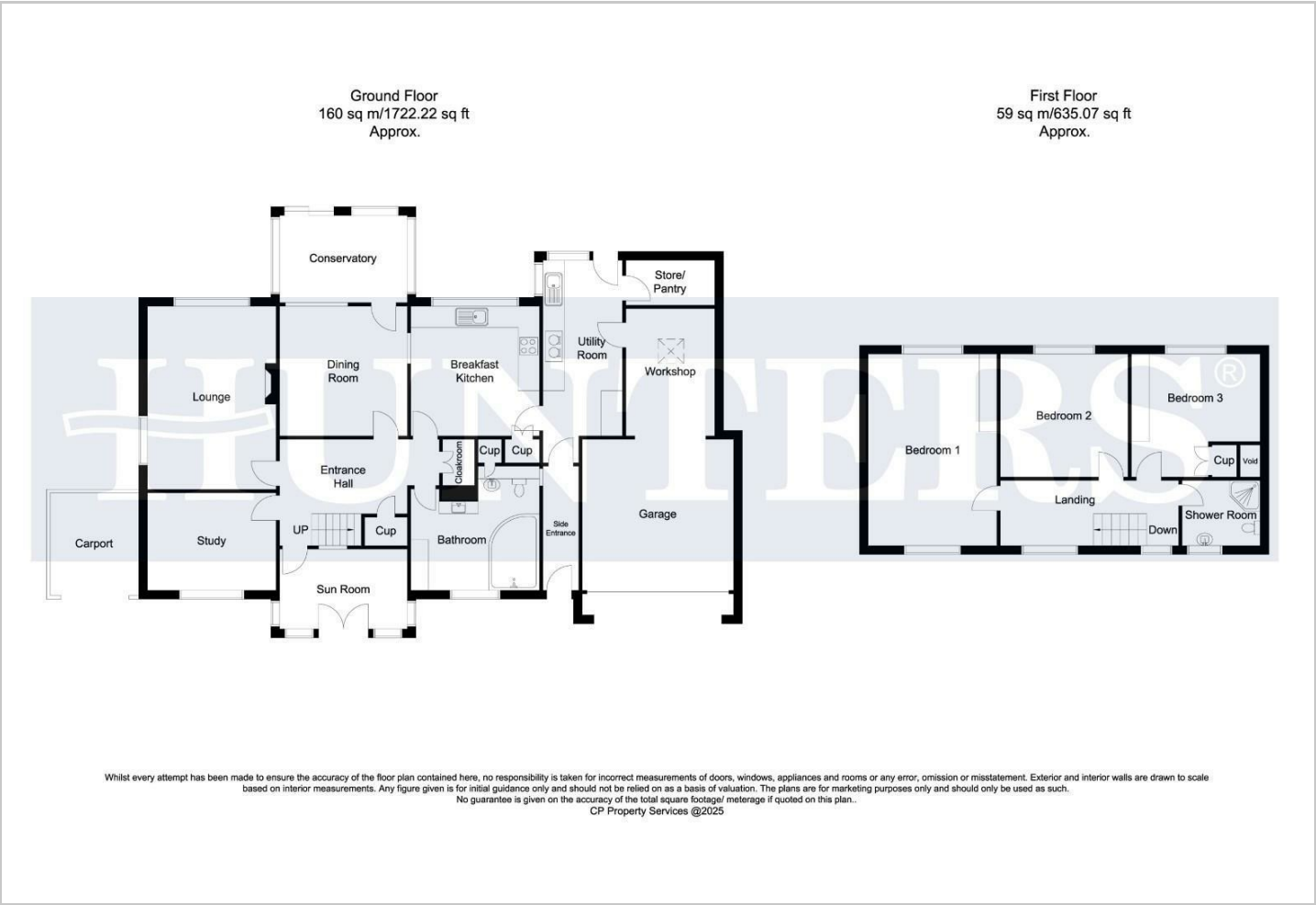
Hybrid Map



Terrain Map



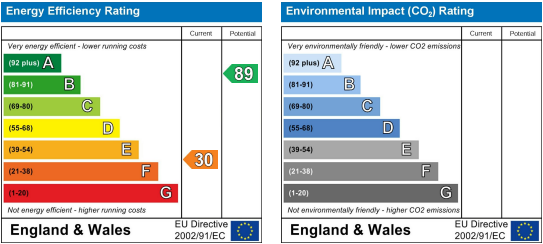
Floor Plan



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.