

# HUNTERS®

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## Abbey Road

Mattersey, Doncaster, DN10 5DX

£275,000



Council Tax: C





# Hall Cottage Abbey Road

Mattersey, Doncaster, DN10 5DX

£275,000



## DESCRIPTION

Briefly the property comprises entrance hallway, two reception rooms, kitchen diner and cloakroom to the ground floor whilst to the first floor is landing area, three bedrooms and bathroom. The property benefits from partial double glazing.

Mattersey is a village lying six miles north of the market town of Retford which has a wealth of amenities and a similar distance southeast of Bawtry. The village benefits from a primary school, post office/convenience store and garage. There is also a regular bus service running to Retford and Bawtry. Commuting is easy as the A1M is only a ten-minute drive and Retford lies on the east coast mainline with fast trains to the capital and the north.

## ACCOMMODATION

The property is accessed via a white uPVC door to the side with glass panel leading into:

### ENTRANCE HALLWAY

6'1" x 15'7" (1.87m x 4.77m )

Providing access to reception rooms, kitchen diner and cloakroom, stairs rising to first floor accommodation with storage space under. Wall mounted fuse box and smart meter, coat hangers, two wooden windows to the side elevation and radiator.

### RECEPTION ONE

11'3" x 11'11" (3.45m x 3.65m )

Brick fireplace with tiled hearth housing open fire, TV aerial and telephone point, bay window to the front elevation and radiator.

### RECEPTION TWO

11'1" x 11'8" (3.38m x 3.57m )

Tiled fireplace with open fire, window to the front elevation and radiator.

### KITCHEN DINER

9'3" x 20'6" to its maximum dimensions (2.82m x 6.27m to its maximum dimensions)

Wall and base units, sealed fireplace, part tiled walls, built in cupboard with shelving, cooker socket, stainless steel sink, shelf, two uPVC windows to the rear elevation and one wooden one, wood door leads to rear garden via steps through a metal lean to.

### FIRST FLOOR LANDING

11'2" x 7'3" (3.41m x 2.21m )

Providing access to the bedrooms and bathroom, smoke alarm to ceiling, two windows to the side elevation.

### BEDROOM ONE

14'3" x 14'0" (4.35m x 4.27m )

Bay window to the front elevation and radiator.

### BEDROOM TWO

13'0" x 9'3" (3.97m x 2.83m )

Airing cupboard with water tank, window to the rear elevation and radiator.

### BEDROOM THREE

11'1" x 10'6" (3.39m x 3.22m )

Feature fireplace, window to the front elevation and radiator.

## BATHROOM

11'3" x 7'1" (3.43m x 2.16m )

Matching yellow suite comprising panel bath, corner shower unit with Triton electric shower, pedestal sink with mirror over, low level flush wc, loft hatch, towel rail, two windows to the rear elevation and one to the side elevation, radiator.

## EXTERNALLY

The rear garden extends down to fields overlooking the surrounding countryside and is laid mainly to lawn with mature beds and trees. There is a hard standing area behind the property with two wooden tool sheds, further outbuilding, metal lean to surrounding the rear door and coal bunker. There is also an outside tap, two wall sockets and outside wall lights.

The front garden has a gated drive to the side allowing off street parking for several vehicles and is mainly laid to stone chip with mature beds and a tree

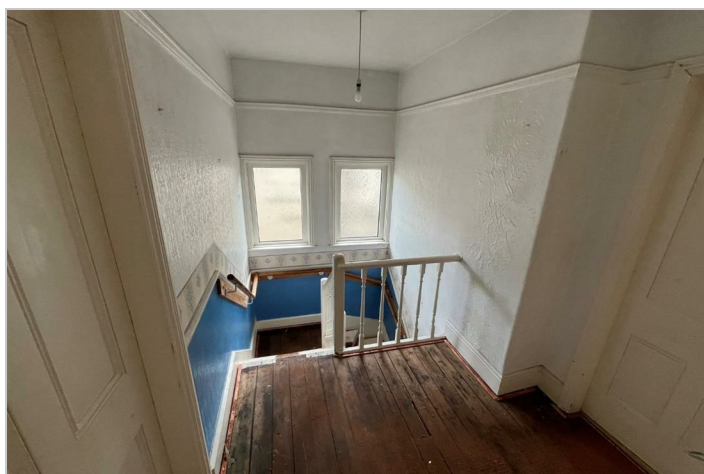
## COUNCIL TAX

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

TENURE - Freehold

## POTENTIAL BUYER INFORMATION

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



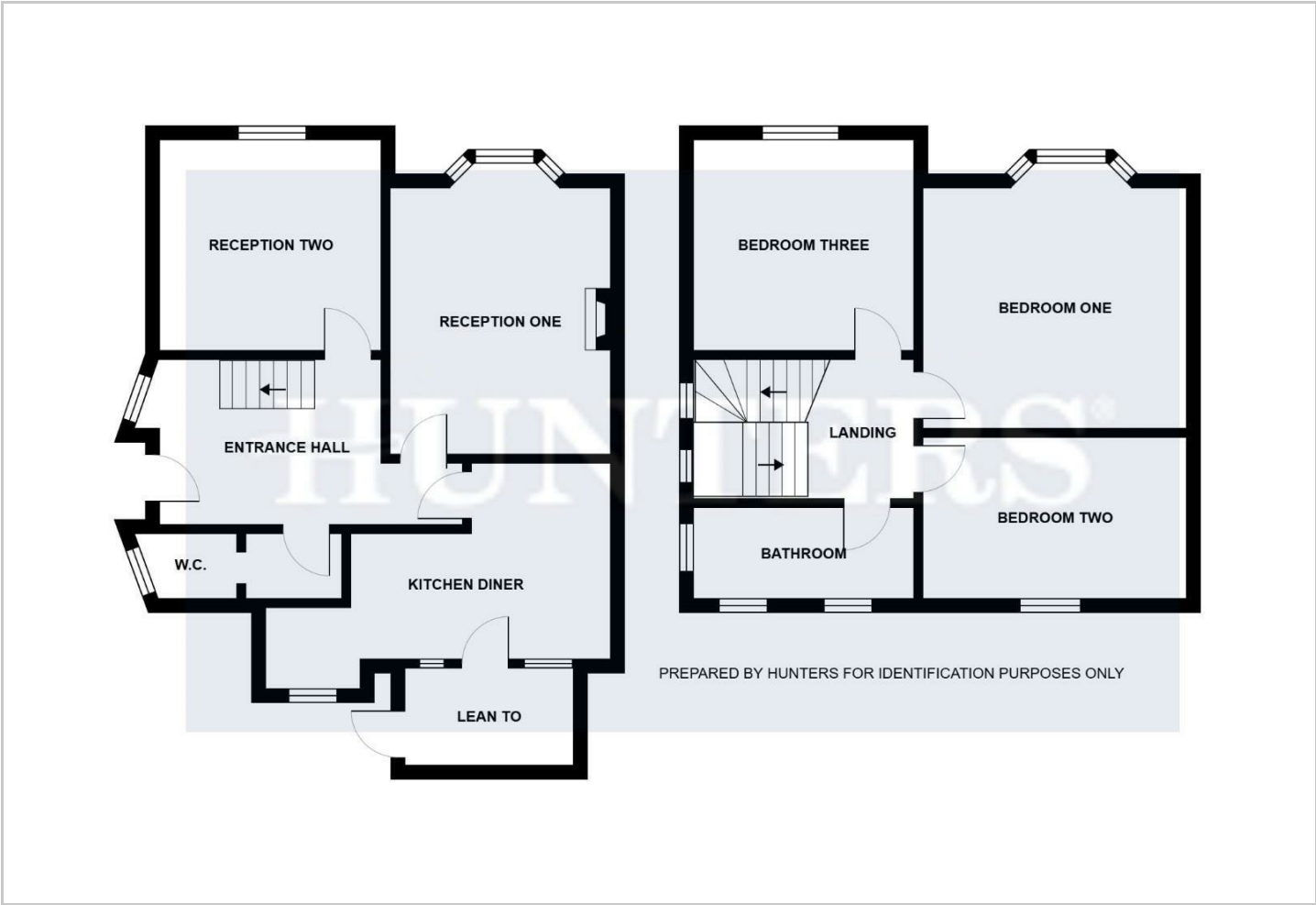
Hybrid Map



Terrain Map



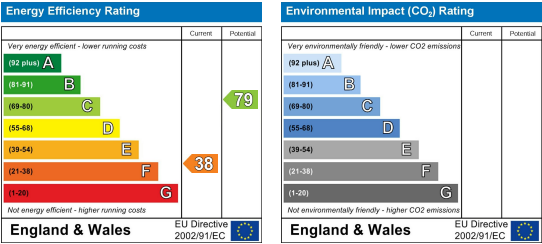
Floor Plan



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.