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Great North Road

Scrooby, DN10 6AT

Offers In The Region Of £400,000



3



1



2



E

Council Tax: E



Croft House Great North Road

Scrooby, DN10 6AT

Offers In The Region Of £400,000



DESCRIPTION

Briefly the property comprises entrance hall, three reception rooms, kitchen, utility, conservatory/laundry room and downstairs cloakroom accessed via a side porch to the ground floor, whilst the first floor has three bedrooms and a family bathroom. Outside are gardens to the front and rear with a drive to the side allowing off street parking for several cars and leading up to the garage. The property also benefits from gas central heating and double glazing. Scrooby is a village lying two miles south of Bawtry and ten miles north of Retford both towns having a wealth of amenities including schools, shops, restaurants and sports facilities. Access to the motorway network is only a short drive away via the A1M and Retford also lies on the east coast main line with fast connections to the capital.

ACCOMMODATION

Steps to the front lead to a uPVC door with ornate glass panel, and leads into:

ENTRANCE HALL

Providing access to the dining room, lounge and kitchen. with understairs storage cupboard and wall light.

LOUNGE

13'10" x 17'1" (4.24m x 5.23m)

Feature fireplace with tiled hearth, TV and telephone points, display/storage space to alcoves, cushioned seating area in the bay window to the front elevation with cupboards and drawers under, coving to ceiling, ceiling rose, radiator and opening into:

DINING AREA

8'9" x 12'8" (2.69m x 3.87m)

Open plan to the lounge with telephone point, coving to ceiling with ceiling rose, French doors leading out to the rear garden and further door to the side porch.

SIDE PORCH

6'2" x 7'11" (1.89m x 2.42m)

Fitted with base units, wall light and coat hanger, door opening to the rear garden and access to:

DOWNSTAIRS CLOAKROOM

Low level flush wc, wash hand basin with splashback, Triton hot water unit with mixer tap, mirror over and cupboard overhead housing fusebox, tiled flooring and obscure window to the side elevation.

DINING ROOM/RECEPTION

13'11" x 17'3" into bay window (4.25m x 5.28m into bay window)

Feature fireplace with electric fire inset on a tiled hearth, telephone point, coving to ceiling with ceiling rose and bay window to the front elevation

KITCHEN

10'6" x 17'5" into the bay window (3.21 x 5.31 into the bay window)

Fitted with a range of wall and base units with complementary worktops, space for range cooker with extractor fan over, integrated fridge freezer, ceramic sink with mixer tap, walk in pantry, warm air heating system, tiled walls and flooring, bay window to the rear elevation and door leading into:

UTILITY ROOM

9'2" x 9'10" (2.81m x 3.00m)

Fitted with wall and base units with complementary worktops, space and plumbing for washing machine and dishwasher, ceramic sink and mixer tap, store cupboard, coat hanger, two windows to the side elevation and one to the rear. Door leading into:

CONSERVATORY/LAUNDRY ROOM

Timber construction, venting for dryer, tiled flooring, side facing door leading out to the garden.

FIRST FLOOR LANDING

7'10" x 17'6" to maximum dimensions (2.39m x 5.34m to maximum dimensions)

Providing access to the three bedrooms and family bathroom, loft access, linen cupboard, wall mounted timer, coving to ceiling and sash window to the front elevation.

Tel: 01302 710773

BEDROOM ONE

13'10" x 13'10" (4.22m x 4.22m)

Built in wardrobes, telephone point, fan to ceiling, picture rail, radiator, sash windows to front and side elevations.

BEDROOM TWO

11'11" x 14'0" (3.64 x 4.27)

Built in wardrobes, picture rail, windows to front and rear elevations with views over the church.

BEDROOM THREE

8'11" x 12'11" (2.74 x 3.94)

Telephone point, coving to ceiling, window to the rear elevation overlooking the garden, radiator

SHOWER ROOM

9'0" x 10'5" (2.76 x 3.18)

Shower unit with rainfall head and hand held unit, pedestal sink with mirror over, and cupboard under, low level flush wc, towel holder, two shelves, cupboard housing boiler and water tank, rear facing obscure window and radiator.

EXTERNALLY

With gardens to the front and rear and a drive to the side providing off street parking for several vehicles leading to the garage.

The front garden is mainly laid to lawn with hedging, mature plants and trees whilst the rear is also laid mainly to lawn with paving, mature beds, fruit trees, vegetable

plot, and empty pond, tool shed and outside tap, There is also lawn and paving to the left side with a wooden greenhouse against the wall.

GARAGE

17'8" x 15'1" (5.40 x 4.60)

Concrete sectional garage with up and over door and side door to store..

TENURE - Freehold

COUNCIL TAX

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

AGENTS NOTE

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

AGENTS NOTE

Please note a Damp and Timber report has been commissioned by the vendor along with a quote for remedial work needed which is available to seriously interested buyers.



Road Map



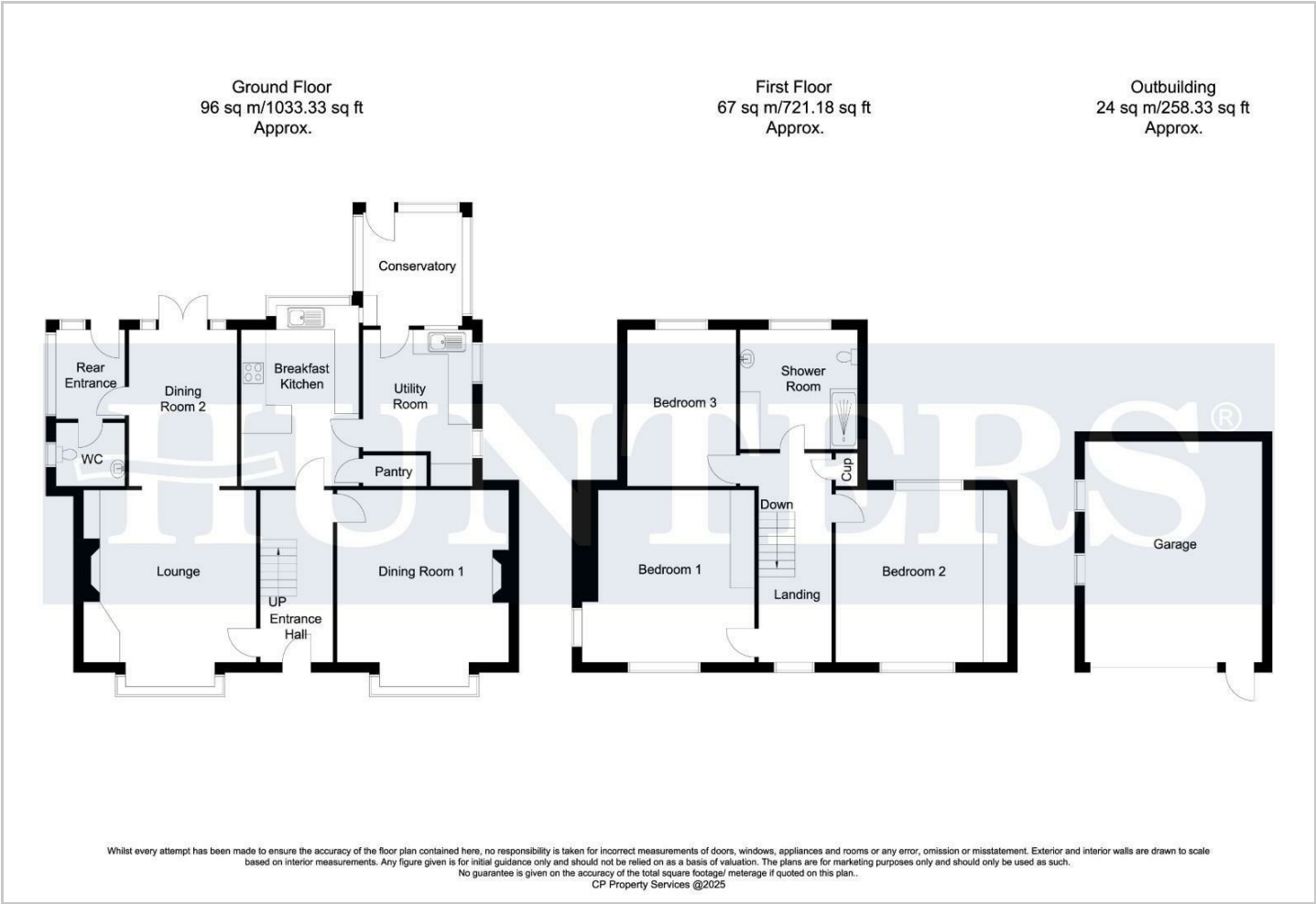
Hybrid Map



Terrain Map



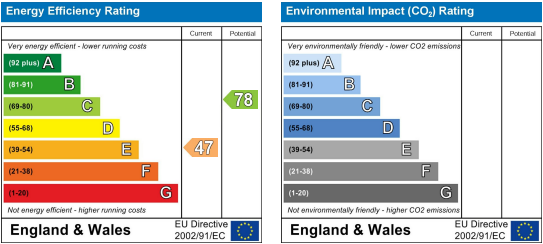
Floor Plan



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.