

# HUNTERS®

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## Grange Avenue

Misterton, DN10 4EL

Offers In The Region Of £150,000



Council Tax: A



# 10 Grange Avenue

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## DESCRIPTION

Briefly the property comprises lounge, kitchen diner, utility and downstairs cloakroom to the ground floor and three bedrooms plus shower room to first floor whilst outside there are gardens to front and rear plus off street parking for two vehicles. The property also benefits from gas central heating and double glazing.

Misterton is a village lying six miles northwest of the market town of Gainsborough on the A161 and twelve miles north east of Retford which lies on the east coast mainline both of which have a wealth of amenities. The village itself has a primary school, Co-op, post office, butchers, doctors' surgery, church, two public houses, three takeaways, bowls and football clubs. It also benefits from a Children's Dance School, Riding School and Swimming Pool.

## ENTRANCE HALL

Porch overhang with composite double glazed door leads into the entrance hall which provides access to the lounge and stairs to first floor. There is shelving, vinyl flooring and a radiator.

## LOUNGE

15'1" x 12'7" (4.61m x 3.84m)

TV aerial, double window to front with triple glazing, fan to ceiling, radiator and space into kitchen diner.

## KITCHEN DINER

11'2" x 9'11" (3.41m x 3.04m)

Wall and base units with complementary worktops, spaces for cooker and fridge, double sink unit with mixer tap, towel holder, window to rear, radiator and space into utility.

## UTILITY

4'2" to its maximum dimension x 10'7" (1.29m to its maximum dimension x 3.25m)

Wall unit, worktop, plumbing and space under for washing machine and dishwasher, understairs storage area, tiled flooring, uPVC door to rear and door into

## DOWNSTAIRS CLOAKROOM

Low level flush wc, corner unit housing wash hand basin with mixer tap and cupboard, tiled flooring and window to side.

## FIRST FLOOR LANDING

7'10" to its maximum dimension x 7'2" (2.40m to its maximum dimension x 2.19m)

Accessing the three bedrooms, shower room and loft, cupboard with shelves, window to side, vinyl panel flooring.

## BEDROOM ONE

11'0" x 12'6" (3.37m x 3.83m)

TV aerial, wall mirror, shelving, vinyl panel flooring, window to front and radiator

## BEDROOM TWO

11'5" x 10'0" (3.48m x 3.06m)

TV aerial, shelving, vinyl panel flooring, window to rear and radiator.

## BEDROOM THREE

8'2" x 9'7" to its maximum dimension (2.51m x 2.93m to its maximum dimension)

Shelving, vinyl panel flooring, window to front and radiator.

## SHOWER ROOM

7'9" x 5'5" (2.37m x 1.67m)

Walk in shower unit, wash hand basin with mixer tap in cupboard unit, low level flush wc, vanity unit, towel rail, vinyl panel flooring, obscure window to rear, radiator.

## EXTERNALLY

The front garden is laid to stone chip with mature shrubs, hedging and picket fence with a wrought iron gate leading to a drive allowing off street parking for two vehicles. The rear garden is accessed via a wrought iron gate to side and a door from the utility and is laid to stone chip with three wooden fences. There is a wooden summer house with power and lighting, metal store shed and outside security light.

## TENURE - Freehold

## COUNCIL TAX

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

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



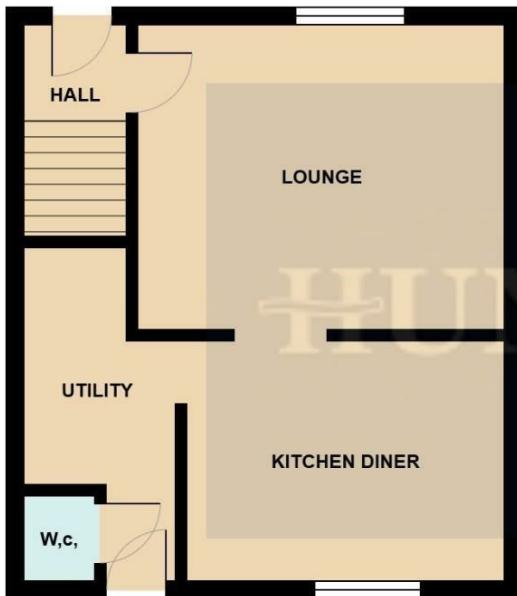
## Hybrid Map



## Terrain Map



## Floor Plan

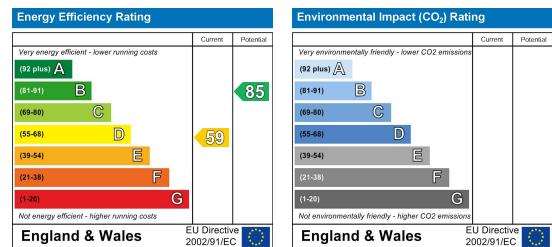


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## Viewing

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.