

HUNTERS[®]

HERE TO GET *you* THERE



High Street

Misterton, DN10 4BU

£375,000



Council Tax: D



29 High Street

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£375,000



DESCRIPTION

Briefly the property comprises entrance hall, lounge, second reception, kitchen diner, study and integral converted garage to the ground floor and four bedrooms, one with ensuite and family bathroom to the first floor. Whilst outside is a gated drive allowing off street parking, two decking areas and a stone chip area currently used for growing vegetables. The property also benefits from double glazing and gas central heating.

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.

ACCOMMODATION

A solid wood door with glass panel opens into:

ENTRANCE HALL

12'8" x 3'10" (3.88 x 1.18)

Providing access to the lounge and second reception, stairs rising to the first floor accommodation, tiled flooring and radiator.

LOUNGE

21'3" x 13'7" (6.48 x 4.16)

Log burner, TV point, tiled flooring, cupboard, bay window to the front elevation and window to the rear, radiator. Space leading into:

KITCHEN DINER

21'0" x 12'5" (6.42 x 3.80)

Fitted with a range of wall and base units with complementary worktops, spaces for range style

cooker with extractor fan over, space for fridge, one and a half ceramic sink, tiled flooring, spotlights to ceiling, windows to the front and rear elevations, radiator and space leading into:

CONVERTED GARAGE/STORES

19'3" x 21'6" (5.88 x 6.56)

Currently used for business purposes by the owners with base units, shelving, power and lighting, commercial grade flooring, two radiators, doors into two storage rooms with power, lighting and shelving, plus utility room with worktop, plumbing for washing machine, coat hanger, wall mounted Ideal Logic boiler, and window to the rear elevation, uPVC door to the front and window.

SECOND RECEPTION

13'8" x 14'9" (4.18 x 4.51)

Tiled flooring, spotlights to ceiling, bay window to the front elevation and door leading into:

STUDY

13'8" x 6'2" (4.18 x 1.89)

Coat hanger, storage shelving, wood panel flooring, spotlights to ceiling and window to the rear elevation.

FIRST FLOOR LANDING

18'1" x 8'6" (5.53 x 2.60)

Wooden balustrade staircase leading to the landing having space for a desk and provides access to the bedrooms, bathroom and wc, loft access with wood panel flooring and two windows to the rear elevation.

MASTER BEDROOM

12'11" x 11'11" (3.94 x 3.65)

Ornate square inset to ceiling housing light, wood panel flooring, two windows to the front elevation and folding door leading into:

EN SUITE

4'11" x 9'2" (1.52 x 2.81)

Accessed from the Master and fourth bedrooms, suite comprising shower unit, low level flush wc, wash hand basin on wood stand with space under and mirror with light and shelf over, two robe hangers and extractor fan.

BEDROOM FOUR/DRESSING ROOM

13'9" x 5'11" (4.20 x 1.81)

Wall units, shelving and railings, wall vent, window to the rear elevation and radiator.

BEDROOM TWO

13'8" x 9'9" (4.18 x 2.98)

Built in wardrobe, TV point, wood panel flooring, window to the front elevation and radiator

BEDROOM THREE

10'4" x 10'5" (3.16 x 3.18)

Built in wardrobe, radiator and window to the front elevation.

FAMILY BATHROOM

10'0" x 9'3" (3.07 x 2.84)

Matching white suite comprising stand alone bath, corner shower unit with rainfall head, wall mounted wash hand basin with mixer tap and mirror over, wall mounted cupboards, towel rails, two extractor fans, window to the side elevation and radiator.

WC

Low level flush wc, cupboard, window to the front elevation

EXTERNALLY

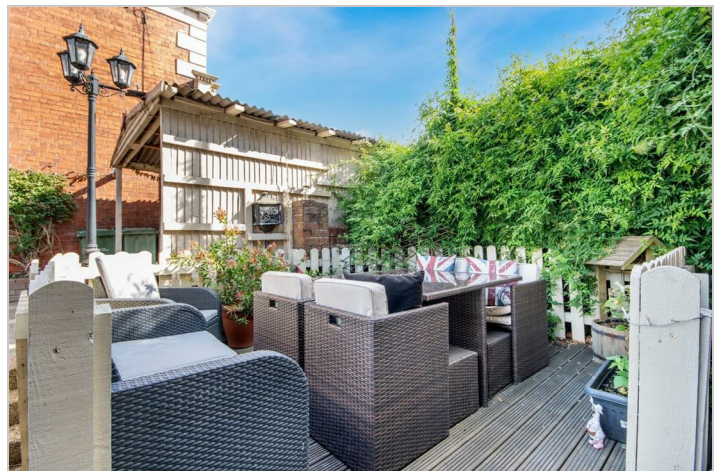
Gated drive providing space for multiple vehicles to the front of the property along with two decking seating areas, one with a store unit and door into the converted garage plus further outside wooden storage shed and stone chip area currently housing two greenhouses and raised beds.

TENURE - Freehold

COUNCIL TAX

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

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



A satellite map view of Misterton, UK. A red location pin is placed in the center of the town. The word 'Misterton' is written in white text across the middle of the map. 'Station St' is labeled on a road to the right. The map shows a mix of green fields and built-up areas with buildings and roads.

First Floor
82 sq m/882.64 sq ft
Approx.

Outbuilding
11 sq m/118.40 sq ft
Approx.

Ground Floor
147 sq m/1582.29 sq ft
Approx.

Jack & Jill Ensuite, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4/ Dressing Room, Landing, Bathroom, WC, Down, Store 2, Study, Cup, UP, Office/ Play Room, Lounge, Kitchen Diner, Utility Room, Store 1, Family Room, Lean To, Store.

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 58 Potential: 81

England & Wales EU Directive 2010/31/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 81 Potential: 58

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