



**Grove Park, Misterton Doncaster DN10 4HF**



**welcome to**

**Grove Park, Misterton Doncaster**

This is a SUPERBLY APPOINTED three DOUBLE BEDROOM detached family home, positioned on a desirable cul-de-sac in the well regarded and served village of Misterton. Generous internal accommodation including an impressive dining kitchen, front and rear gardens and a garage.



### **Entrance Hall**

Double glazed window and door, oak flooring, central heating radiator and built in understairs storage.

### **Cloakroom**

Fitted with a wash hand basin and w.c. Oak flooring and a double glazed window.

### **Lounge**

12' 11" into bay x 11' 9" ( 3.94m into bay x 3.58m )  
Double glazed box bay window, oak flooring, deep coving and two central heating radiators.

### **Dining Kitchen**

23' 7" x 9' 2" ( 7.19m x 2.79m )  
An extensive dining kitchen fitted with a good range of traditional wall and base units with splashback tiling and a one and a half sink and drainer. Integrated gas hob with an extractor above, integrated electric oven, plumbing for a dishwasher and space for a fridge freezer. Contemporary central heating radiator and double glazed patio doors and a window.

### **Conservatory**

10' 4" x 9' 3" ( 3.15m x 2.82m )  
Sliding doors leading from the dining kitchen, double glazed windows and french doors to the rear garden.

### **First Floor Landing**

Spotlights to the ceiling, loft access and an airing cupboard.

### **Bedroom One**

13' max to wardrobe front x 10' 7" max ( 3.96m max to wardrobe front x 3.23m max )  
Double glazed window, central heating radiator, fitted wardrobes and wall paneling.

### **Bedroom Two**

12' 6" to rear of wardrobe x 9' 4" max ( 3.81m to rear of wardrobe x 2.84m max )  
Double glazed window, central heating radiator and fitted wardrobes.

### **Bedroom Three**

10' 9" x 7' 9" ( 3.28m x 2.36m )  
Double glazed window, central heating radiators.

### **Bathroom**

Fitted with a three piece white suite with a rainfall shower above the bath. Fully tiled walls and flooring, splashback tiling and a heated towel rail.

### **Exterior**

To the front of the property is an open plan shaped lawn with Holly trees and a block paved driveway leading to the garage. To the rear is lawned garden with trees including Apple, Cherry and Wisteria and a paved patio area. The garden is enclosed by wall.

### **Garage**

18' 10" x 9' 3" ( 5.74m x 2.82m )  
Access via and up and over door to the garage with power, light and water, plumbing for a washing machine, space for a dryer and a side courtesy door.



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welcome to

## Grove Park, Misterton Doncaster

- SUPERBLY APPOINTED three DOUBLE BEDROOM detached family home
- Beautifully presented and generous internal accommodation throughout
- Great sized rear gardens ideal for family living
- Driveway and a garage
- Popular cul-de-sac position in the well served village of Misterton

Tenure: Freehold EPC Rating: C

offers in excess of

**£295,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109441 - 0004

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