









# 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 build 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.





## welcome to

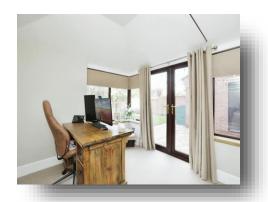
# **Grove Park, Misterton Doncaster**

- 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

# view this property online williamhbrown.co.uk/Property/RFD109441



Property Ref: RFD109441 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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