

**GRICE &
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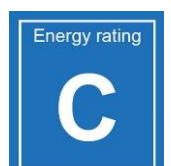


York House, No 6 Hawthorn Croft, Misterton, DN10 4FP

Fabulous family home in a small and exclusive cul-de-sac • High in architectural appeal • 4 large Bedrooms • Fully fitted main Bedroom with En Suite • Great ground floor living space with Snug/separate Diner, impressive through Lounge, Living/Dining “granite” Kitchen and separate Utility • Garage and off-road parking • Mature enjoyable garden
• Scenic Chesterfield canal nearby



£399,950



LOCATION

Misterton is located on the A161 about 6 miles south of the well served small town of Epworth, about 7 miles from Gainsborough and 12 miles from Retford.

The village includes an excellent range of local facilities including Co-op food store, Post Office, Takeaways, 2 Public Houses Surgery, Primary School, Butchers and Riding School, Café, and picturesque Chesterfield Canal walks, etc

Accommodation (room sizes approx. only)

Ground Floor

Covered front **ENTRANCE**

Reception HALL lovely air of spaciousness with understairs storage cupboard, covered radiator and wood flooring.

CLOAKS/VANITY with radiator, fan, toilet and wash basin.

Main LOUNGE (6.7m x 3.6m) a lovely and elegant through room with french windows opening to the enjoyable mature garden. 2 radiators, illuminated 'pebble' fire in marble mantled fireplace, wall mounted tv provision and feature down lighting.

SNUG/separate DINER (3.5m x 2.8m) double doors entry from the **Hall** and pleasant cul-de-sac view. Wall mounted TV provision, radiator and wood flooring.

KITCHEN/DINER/LIVING (6.8m x 3.6m) views and french windows access to mature rear garden and dining terrace. Tiled floor, diner of entertaining size, granite topped counters and meal bar. Extensive units in 'Ivory' colour fully fitted with sink and full range of integrated appliances and wine chiller, under cabinet lighting, multi down lights, pendant light to diner, radiator etc.

First Floor **LANDING** with radiator.

Main **BEDROOM** and **EN-SUITE** (3.7m x 3.3m) fully fitted wardrobes in pastel colour, radiator and **En-suite** (2.9m x 1.2m) with tiled

décor, double size shower cubicle, wash basin, toilet, radiator, fan, shaver socket etc.

BEDROOM 2 (3.6m x 2.9) with front outlook, radiator and fully fitted wardrobes in pastel shade.

BEDROOM 3 (3.7m X 2.6m) rear facing with radiator.

BEDROOM 4 (4.1m x 2.9m) front facing with radiator and over stairs cupboard.

FAMILY BATHROOM (3.1m x 1.6m) of large size with lovely tiled décor. Bath with hand spray, toilet, and wash basin on vanity unit with mirror back drop, shaver point, towel radiator, fan etc.

OUTSIDE In a select brick paved cul-de-sac setting with driveway parking in front of the **GARAGE** (5.7m x 2.8m).

Neat lawned frontage and secure gated access to mature and enjoyable rear private garden with southerly aspect, brick paved outdoor dining terrace, lawn, seasonal plantings, lighting and water tap, etc.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.
- Home security system.

LOCAL AUTHORITY Bassetlaw Council

COUNCIL TAX Band 'E' (on-line enquiry)

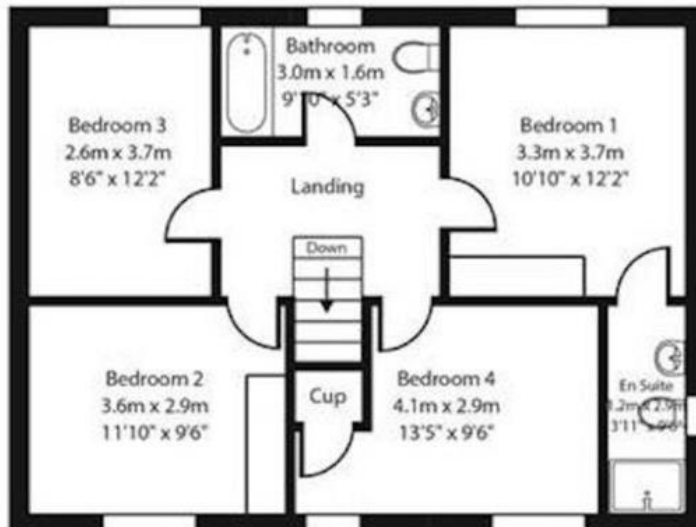
TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684

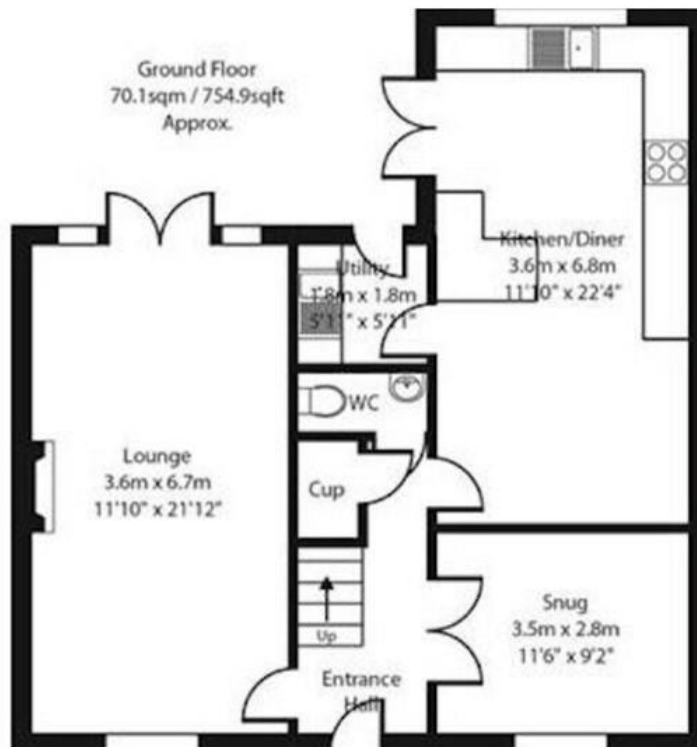
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



First Floor
59.7sqm / 643.1sqft
Approx.



Ground Floor
70.1sqm / 754.9sqft
Approx.



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4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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