

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 29 Grove Park, Misterton, DN10 4HF

• A highly superior 3 Bedroom Detached House occupying a corner plot with multiple off street parking • Beautifully presented throughout the home and gardens • Large Dining Kitchen • Lounge, Conservatory and Cloakroom • Remodelled family Bathroom • Gas Central Heating • PVC Double Glazing • Garage •



**£310,000**



A most strongly recommended Detached House with well appointed accommodation benefitting from.

- New central heating boiler 2024
- New Conservatory roof in 2024
- New internal doors
- New front and rear external doors
- Driveways to front and rear plus additional parking to the return frontage
- Reception Hall with Cloakroom (wc) off
- Cozy Lounge
- Dining Kitchen with integrated double oven and microwave
- PVCu Double Glazed Conservatory with private garden outlook
- Upgraded Bathroom
- 3 Double Bedrooms

## ACCOMMODATION (room sizes approx. only)

### Ground Floor

**RECEPTION HALL** modern composite exterior door and radiator.

**CLOAKROOM** with wash basin, wc, radiator and tiled flooring.

**LOUNGE** (4.23m x 3.45m) with decorative fireplace (gas capped off), bay window and radiator.

**DINING KITCHEN** (7.2m x 2.8m) including base and wall units , single drainer sink, integrated appliances including double oven, microwave, Bosch ceramic 4 ring hob with extractor over, plumbing for washing machine and dishwasher, space for American style fridge, tiled flooring, radiator and exterior door to garden.

**CONSERVATORY** (3.25m x 3.2m) PVCu double glazing, radiator, Cornish slate style tiled flooring.

### First Floor

**LANDING** with large airing cupboard.

**BEDROOM 1** (3.97m x 3.3m including wardrobes) with full length fitted wardrobes to one side plus additional fitted storage and bedside table units. Rear facing window and radiator.

**BEDROOM 2** (3.78m x 2.82m) with rear facing window and radiator.

**BEDROOM 3** (3.28m x 2.3m) with front facing window and radiator.

**BATHROOM** (2.83m x 1.67m) fully tiled with shower bath, cabinet wash basin, wc, vintage style towel radiator and laminate flooring.

## OUTSIDE

The house occupies a corner plot including front garden with parking space for 2 cars. Return frontage with block paved parking and driveway with parking space in front of the brick and tiled **GARAGE** (5.6m x 2.5m) with PVCu window, door and mains electric.

Fully enclosed rear garden designed for easy maintenance. Side bin storage and gated access to the front.

## SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

## LOCAL AUTHORITY

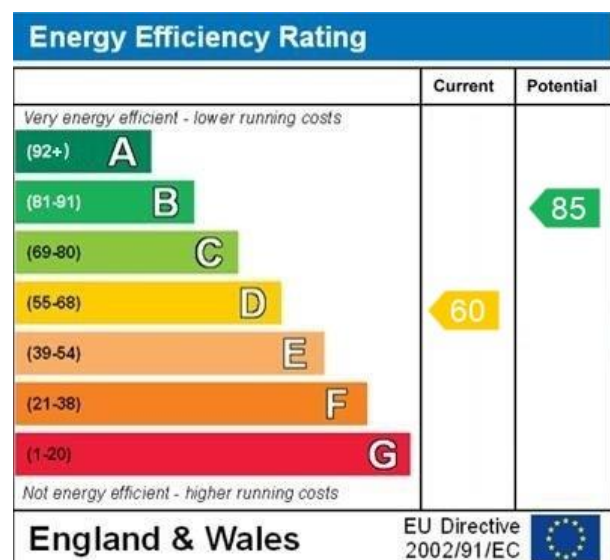
Bassetlaw District Council

**COUNCIL TAX** Band 'C' (on-line enquiry)

**TENURE** Freehold.

## VIEWING

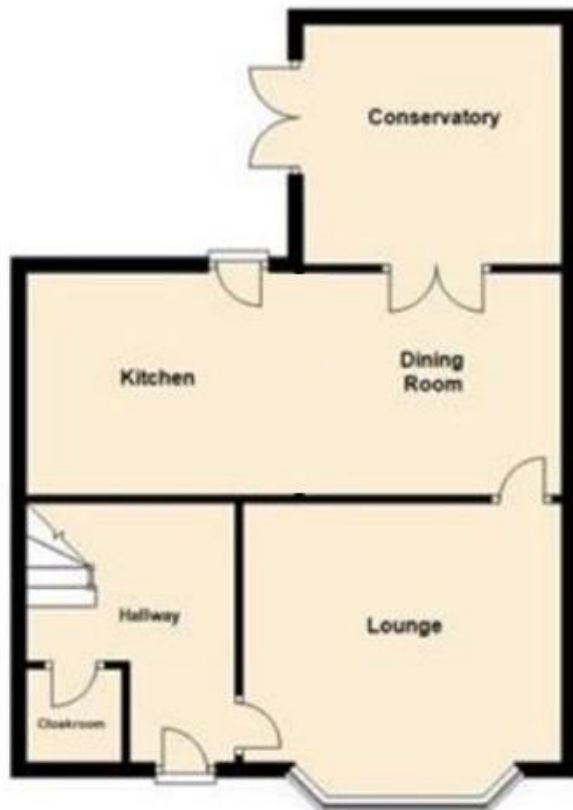
Strictly by prior appointment through Grice & Hunter  
01427 873684



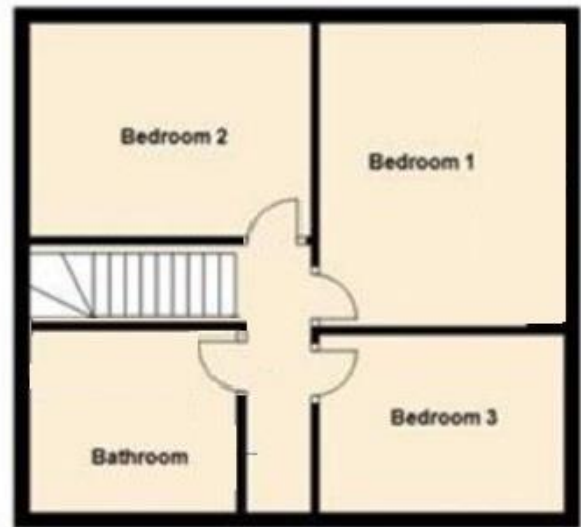




**Ground Floor**



**First Floor**



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