

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



1 Colton Street, Misterton, DN10 4AB

- An extended 4 Bedroom (en-suite) Semi Detached House • Located in the old historic part of Misterton • South facing rear garden • 3 Reception rooms and Dining Kitchen • Gas Central Heating • PVCu Double Glazing • Driveway and off road parking •
- Spacious family sized accommodation •



£249,950 NO CHAIN



A traditional double fronted Semi Detached House with the benefit of a two storey side extension, added just over 10 years ago. The home is of attractive mellow brick construction with a modern concrete pantile roof and offers family sized accommodation boasting:

- Large combined Lounge/Diner
- Sitting Room and Garden Lounge
- Dining Kitchen with rear garden views
- Main Bedroom with En-suite
- 3 additional good sized Bedrooms
- Modern family Bathroom
- New Ideal boiler in 2023

Colton Street is located just off Haxey Road (A161) in the old established part of Misterton which includes a good selection of local facilities including Co-Op food store, Surgery, Post Office, Primary School, Pub etc

ACCOMMODATION (room sizes approx. only)

Ground Floor

ENTRANCE HALL part glazed PVCu external door, electric cupboard and staircase off.

LOUNGE/DINING (3.31m x 7.01m) two front facing windows, original feature chimney breast, laminate flooring and 2 radiators.

SITTING ROOM (3.30m x 3.28m) two front facing windows, radiator and boiler cupboard.

GARDEN LOUNGE (3.30m x 3.57m) PVCu patio doors leading to rear garden, radiator.

DINING KITCHEN (4.42m x 3.06m) fitted base and wall cabinets including 1 ½ bowl stainless steel sink, integrated oven and 4 ring gas hob, fridge sand radiator. Walk in shelved Pantry and rear garden views.

Rear ENTRANCE PORCH with **CLOAK ROOM** having w/c and wash basin. **UTILITY AREA** (1.51m x 1.16m) with plumbing for washing machine.

First Floor

LANDING

BEDROOM 1 (3.30m x 3.62m) two facing windows and radiator. **EN-SUITE** (2.26m x 1.10m) w/c, wash basin, tiled shower cubicle and towel radiator.

BEDROOM 2 (3.63m x 3.04m) two windows, original metal fire place and radiator.

BEDROOM 3 (2.52m x 3.81m) with rear facing window and radiator.

BEDROOM 4 (3.30m x 1.98m) two rear facing windows and radiator.

BATHROOM (2.00m x 2.30m) Fully tiled with w/c, wash basin, bath with shower over and radiator.

OUTSIDE

The house is nicely set back from the road with driveway access and ample parking space for several cars.

Deep rear lawned garden with central path, timber garden sheds, side access to front garden. including apple and ornamental trees.

SERVICES (not tested)

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

LOCAL AUTHORITY

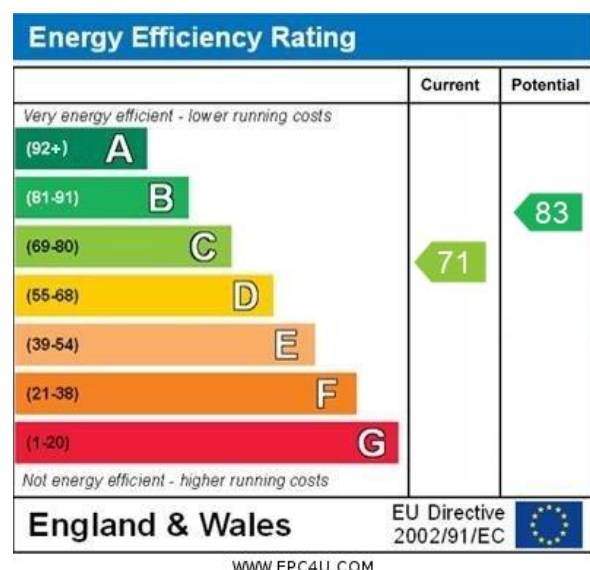
Bassetlaw District Council

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

TENURE Freehold.

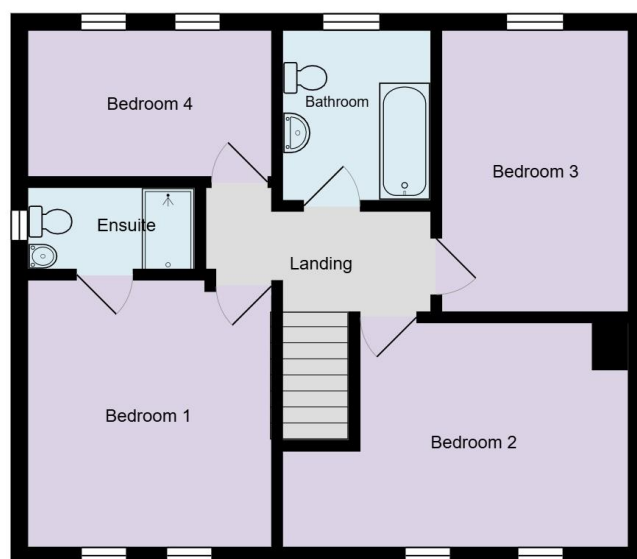
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





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