

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Maydene, Main Street, West Stockwith, DN10 4HA

- Pretty detached Cottage • 3 Bedrooms • Impressive Dining Kitchen • Enclosed garden and secure off-road parking • Private café courtyard • PVCu double glazing • Gas central heating •
- Modern Bathroom • Domestic outhouse •



£230,000 NO CHAIN



A double fronted Detached Cottage of attractive period styling within a Conservation Area setting in this historic riverside village.

West Stockwith is located on the North Nottinghamshire/Isle of Axholme border only 7 miles from the town of Gainsborough at the convergence of the River Trent, Chesterfield Canal and River Idle. The village includes two pubs and the well known Stockwith Basin Marina and Yacht Club.

Accommodation (room sizes approx. only)

Ground Floor

Entrance LOBBY composite front door, side facing windows, radiator and oak laminate flooring extending to:-

Charming through LOUNGE (5.95m x 3.85m max + 2.83 min) with front garden outlook, radiator, tv provision, recessed wood burning iron stove, mantle shelf, adjacent low-level cupboards, wall lighting, access off to Kitchen/Diner and open plan approaches to Library area with full height book shelving and further radiator.

Superb KITCHEN/DINER (6.0m x 3.92m + 2.85m min) also a through room with staircase winding off. Front garden outlook and French window and side aspect opening to private courtyard. Oak floor, old pine sneck door to understairs spacious storage, radiator, kitchen furniture in pastel grey with contrasting countertops, 1 ½ bowl enamelled sink in white with mixer tap, base and eyelevel cupboards, matching island, chimneybreast setting with stainless steel range with 5 burner gas hob and double oven, extractor, integrated fridge, space for freezer, plumbing for washer and concealed central heating boiler.

First Floor

LANDING with walk-in wardrobe and old pine sneck doors to the remainder of accommodation.

BATHROOM (2.14m x 2.84m) 3-piece suite in white comprising cabinet wash basin with mixer tap, toilet and 'P' bath with mixer tap and hand spray, towel radiator, extractor fan and window.

BEDROOM 1 (3.88m x 3.65m) front east outlook and radiator.

BEDROOM 2 (3.78m x 3.67m) also front facing with radiator.

Rear BEDROOM 3 (2.88m x 2.15m) with radiator.

OUTSIDE

The property is high in privacy with walled frontage and solid double gates opening to a pebbled driveway and car standing in front of the house. Variety of plantings to borders and lawn. Side private Courtyard with paved finish and access to **Store/Workshop/Laundry Room** (2.5m x 2.4m) with electric, light, power and stable type door to the front elevation.

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas central heating to radiators.

LOCAL AUTHORITY

Bassetlaw Council

COUNCIL TAX

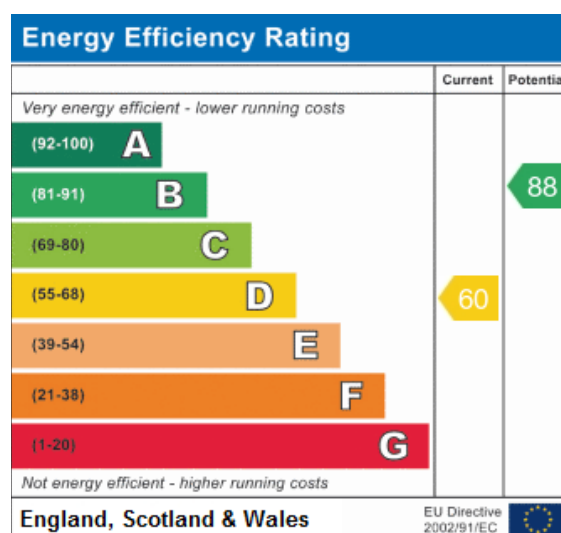
Band 'C' (on-line enquiry)

TENURE

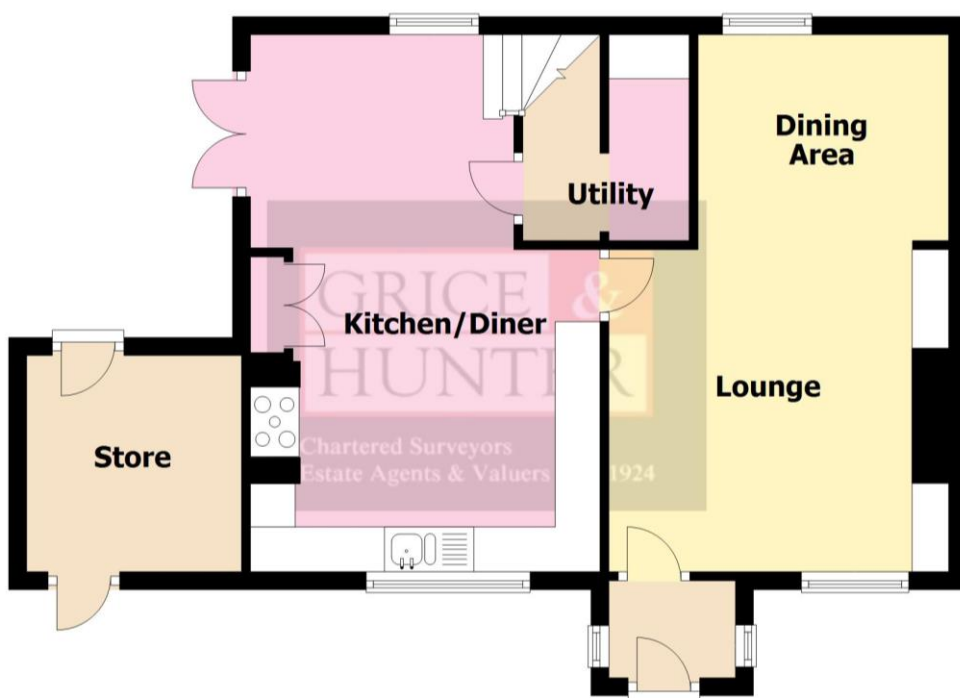
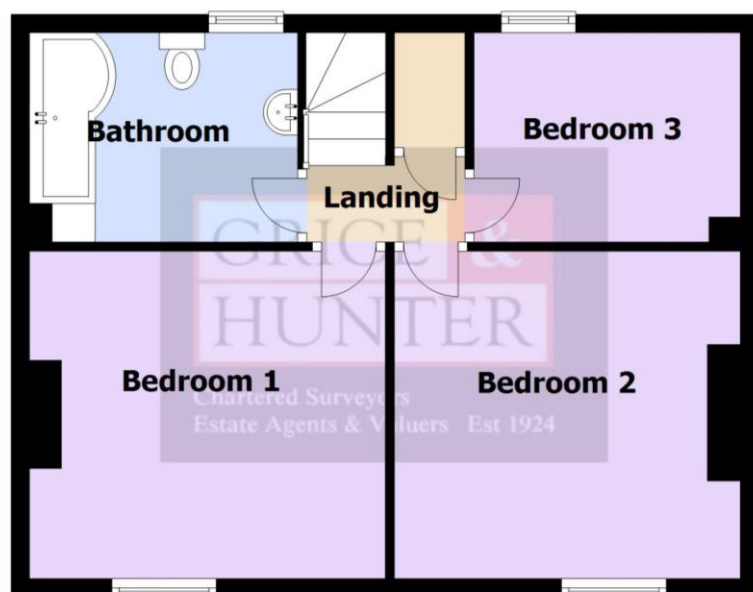
Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684







23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
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.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.