

HUNTERS[®]

HERE TO GET *you* THERE



Gringley Road

Misterton, Doncaster, DN10 4AN

£216,000



Council Tax: C



2A Gringley Road

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£216,000



ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE PORCH

6'3" x 5'10" (1.93 x 1.80)

uPVC double glazed windows to the side and front elevation and uPVC double glazed entrance door with side window leading into:

LOUNGE/DINER

21'3" x 13'6" (6.48 x 4.14)

uPVC double glazed windows to both the front and side elevation, marble fireplace and hearth with wood surround and electric fire feature, two radiators, coving to ceiling and archway giving access to:

KITCHEN

10'2" x 8'5" (3.12 x 2.58)

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer, wall and larder units with complementary worksurface, tiled splashback, stainless steel sink and drainer with mixer tap over, integrated double oven, four ring electric hob with extractor over, provision for automatic washing machine, uPVC double glazed door giving access out to:

SIDE PORCH

5'6" x 5'3" (1.69 x 1.62)

Constructed of uPVC double glazed frame with double glazed windows to the front, side and rear elevation and uPVC double glazed doors to both the front and rear elevations, tiled flooring.

INNER HALLWAY

11'8" x 2'11" (3.58 x 0.89)

Loft access, storage cupboard and doors giving access to:

MASTER BEDROOM

13'11" x 9'8" with recess into doorway (4.25 x 2.95 with recess into doorway)

uPVC double glazed window to the rear elevation, radiator and fitted double wardrobe.

BEDROOM TWO

10'5" x 9'8" (3.18 x 2.96)

Double glazed French doors to the rear elevation and radiator.

CONSERVATORY

11'0" x 8'7" (3.36 x 2.64)

Constructed of a uPVC double glazed frame and sloped roof.

BEDROOM THREE

10'0" x 7'9" with recess into doorway (3.05 x 2.37 with recess into doorway)

uPVC double glazed window to the rear elevation and radiator.

SHOWER ROOM

6'11" x 5'6" (2.11 x 1.68)

uPVC double glazed window to the side elevation, suite comprising w.c., hand basin mounted in base vanity unit and walk in shower cubicle with tiled splashback, radiator.

EXTERNALLY

To the front is a paved and gravel driveway allowing off road parking for multiple vehicles leading to the

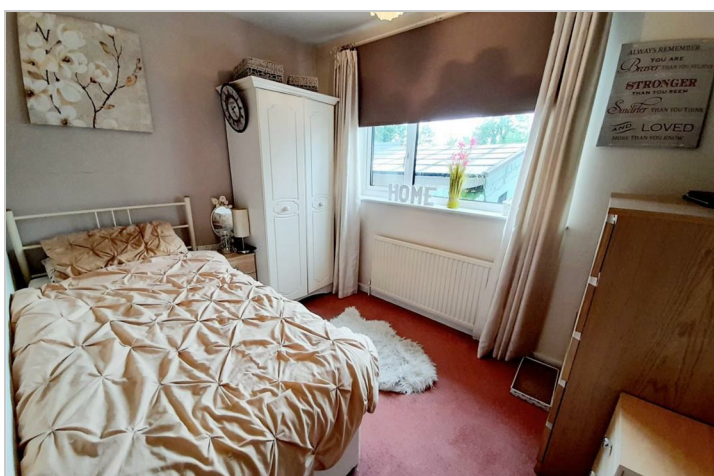
attached single Garage with light and power. The garden is mainly laid to lawn with planted borders and decking area to the front of the lounge window, externally to the side is a pathway leading to the rear garden which is enclosed and low maintenance with lawn area, gravel features slabbed patio area, pond feature and space for shed.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band ' C'

TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



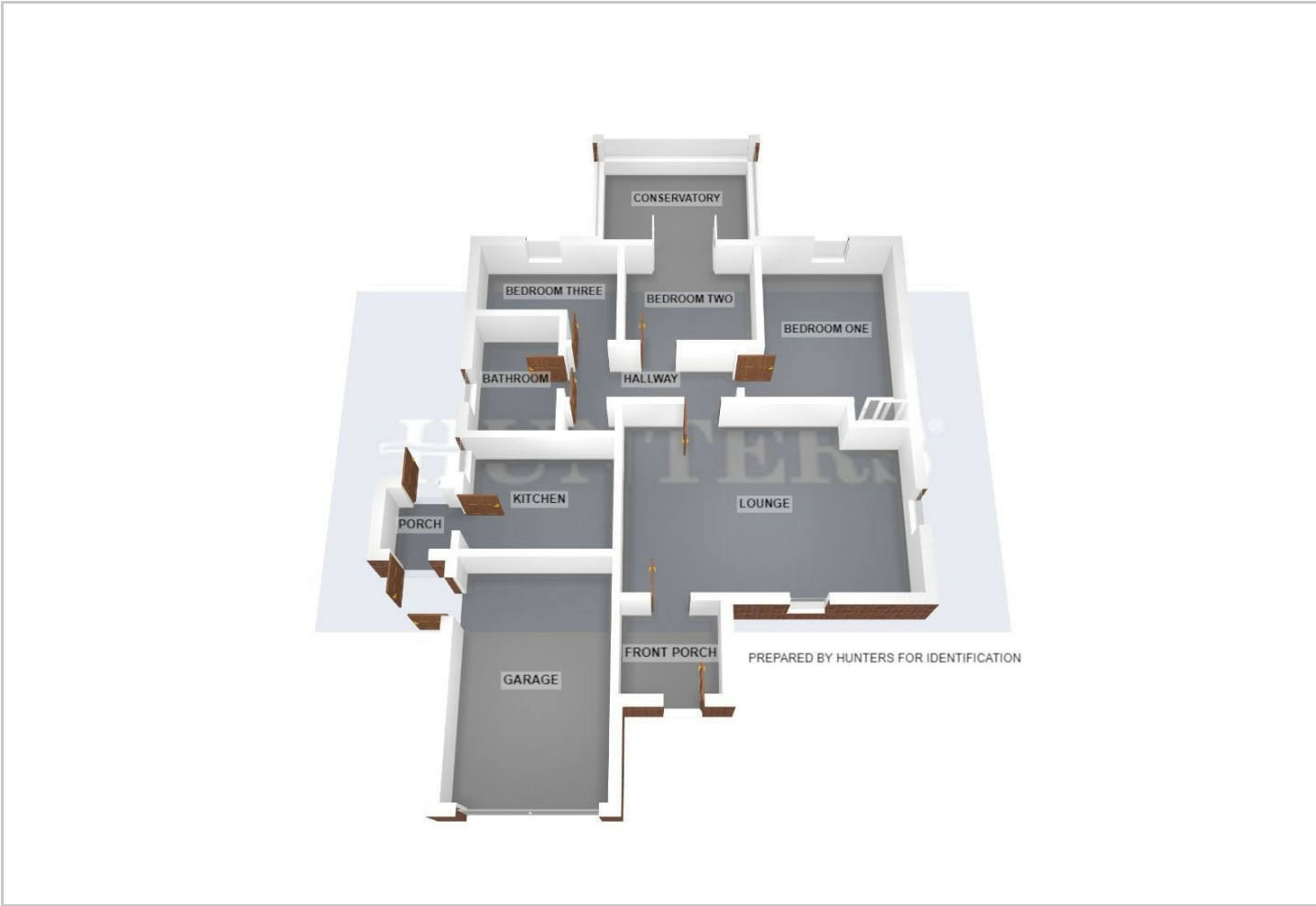
Hybrid Map



Terrain Map



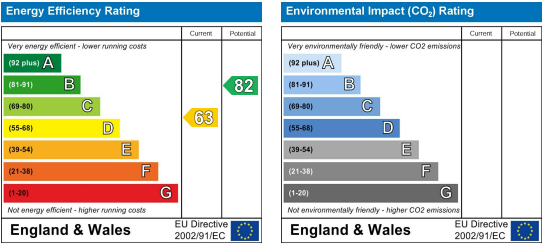
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.