

HUNTERS[®]

HERE TO GET *you* THERE



Station Road

Walkeringham, Doncaster, DN10 4JN

Asking Price £240,000



Council Tax: B



Birches Cottage Station Road

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ACCOMMODATION

Wooden stable style entrance door leading into:

OPEN PLAN BREAKFAST KITCHEN

20'2" x 11'8" to maximum dimensions (6.17m x 3.58m to maximum dimensions)

uPVC double glazed window to the rear and side elevations, contemporary fitted kitchen comprising base, drawer and larder units with complementary work surface, inset ceramic sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, integrated dishwasher, fridge and freezer and automatic washing machine, beam features to ceiling, inset spotlights. Sliding barn style door giving access to stairs rising to first floor accommodation with uPVC double glazed window to the side elevation and radiator. Door giving access to under stairs storage area and further door giving access into:

BATHROOM

8'7" x 4'9" (2.62m x 1.46m)

Suite comprising w.c., hand basin mounted on vanity unit and roll top bath with mixer shower over, tiled flooring and walls, inset spotlights to ceiling.

DINING ROOM

13'1" x 12'1" (4.01m x 3.69m)

Doorway from Kitchen with sliding barn style door. uPVC double glazed window to the front elevation with fitted louvered shutters and uPVC double glazed French doors with side windows to the rear elevation giving access out to the enclosed rear garden. radiator, laminate flooring, part wood panel walls and wooden beam features to ceiling. Door giving access to:

LOUNGE

16'9" x 9'3" (5.13m x 2.82m)

uPVC double glazed window to the front elevation with fitted louvered shutters and uPVC double glazed bi fold doors to the rear elevation giving access out to the patio area and enclosed garden beyond, radiator and laminate flooring.

FIRST FLOOR LANDING

With doors giving access to:

MASTER BEDROOM

13'2" x 12'2" (4.02m x 3.73m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

11'8" x 9'5" (3.56m x 2.88m)

uPVC double glazed window to the rear elevation, part wood panelled walls, radiator and loft access.

EXTERNALLY

To the front is a low maintenance gravel buffer garden with pathway leading to the side of the property with gated access into the enclosed low maintenance garden with Indian sandstone patio area, low maintenance gravel features and well stocked raised borders.

COUNCIL TAX

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

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



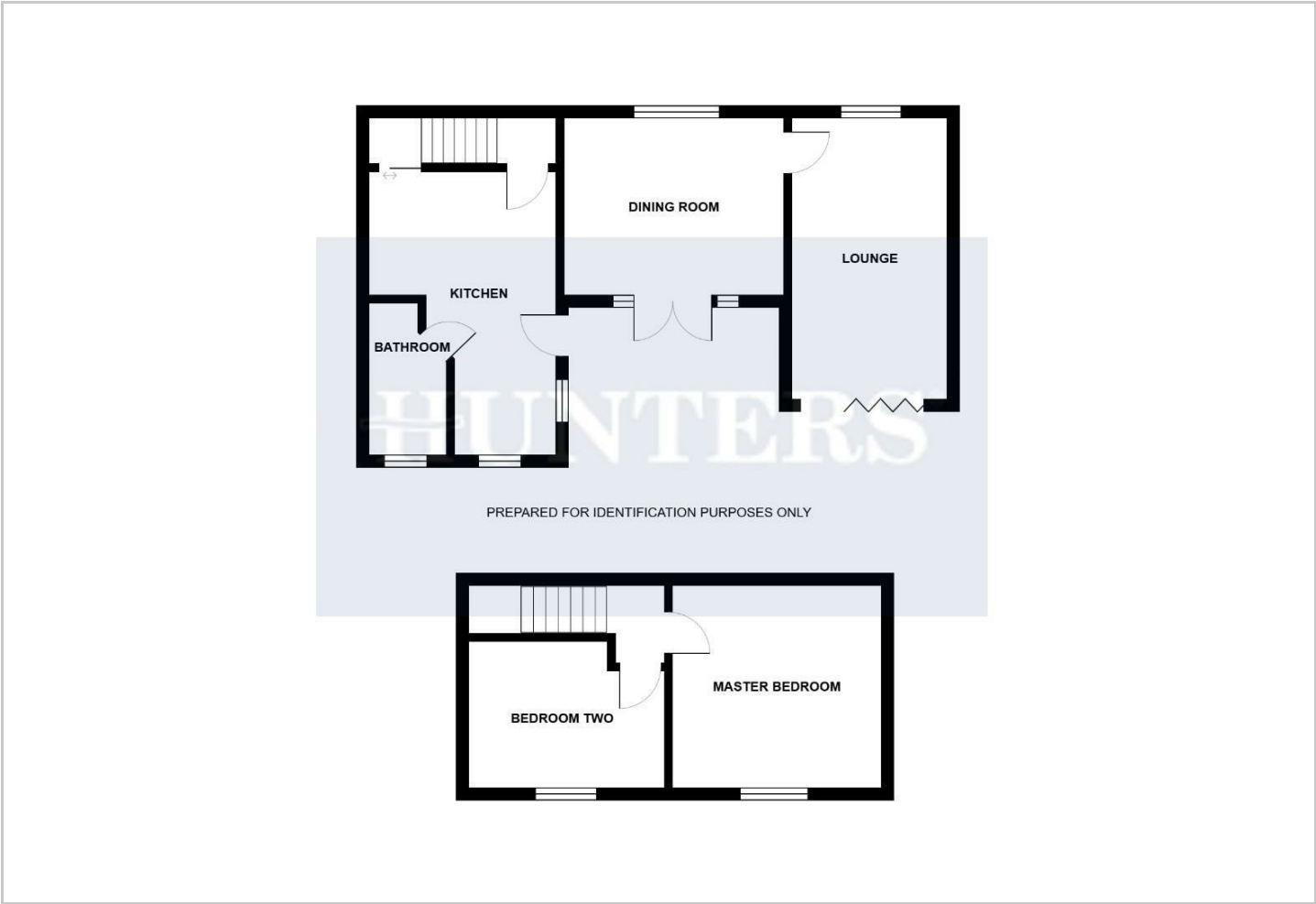
Hybrid Map



Terrain Map



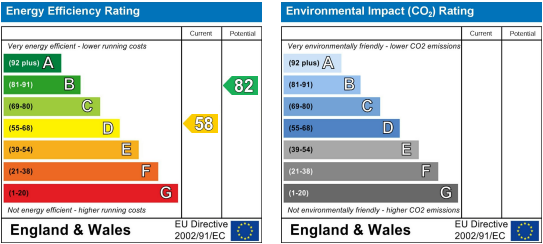
Floor Plan



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.