



Mattersey Road, Doncaster DN10 5BN

**HUNTERS**  
EXCLUSIVE



## Mattersey Road, Doncaster DN10 5BN

We offer to the market a four bedroom traditionally built detached house nestled in the ever popular village of Everton which has community activities and access to the market town of Bawtry and the city of Doncaster beyond, which are well served with amenities including transport links via rail line and motorway network, retail outlets, cafes and restaurants, leisure facilities to name but a few. The property sits in a former orchard with mature gardens and lawns to the front sides and rear, along with fruiting trees.

VIEWING IS HIGHLY RECOMMENDED TO appreciate the accommodation on offer and scope for further development subject to the relevant planning.





#### **ACCOMMODATION**

Composite double glazed entrance door leading into:

#### **ENTRANCE PORCH**

With uPVC double glazed window to the front elevation, flooring and doors giving access to:

#### **SHOWER ROOM**

11'6" x 5'6" to its maximum dimensions

Suite comprising w.c, hand basin mounted in vanity unit, tiled splashback and walk in tiled shower with tiled flooring. uPVC double glazed window to the side elevation, heated towel rail and spotlights to ceiling.

#### **DINING AREA**

18'9" x 11'6" to its maximum dimensions

Door from the Porch.

Return staircase leads to the first floor accommodation with uPVC window to the side elevation and radiator and storage underneath, uPVC double glazed window to the front elevation, radiator and coving to ceiling. A change of level leads to the:

#### **LOUNGE AREA**

24'1" x 12'2" to its maximum dimensions

uPVC double glazed window to the rear elevation, two radiators, coving to ceiling and fireplace with multi fuel stove, glazed wooden French doors give access to:

#### **SNUG**

11'8" x 11'8"

uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the side elevation, radiator and coving to ceiling.

#### **STUDY**

10'4" x 8'11"

Door from Lounge.

uPVC double glazed window to the rear elevation, coving to ceiling and fitted seating area with radiator underneath.

#### **BREAKFAST KITCHEN**

20'9" x 8'7" to maximum dimensions

Doorway from Dining area.

Two uPVC double glazed windows to the front elevation, wood finished fitted kitchen comprising base, drawer and wall units with complementary work



surfaces, splashback and inset stainless steel sink with mixer tap, integrated fridge, provision for dishwasher and space for range style cooker, tiled flooring and inset spotlights to ceiling. Archway gives access to:

#### **UTILITY ROOM**

7'10" x 7'2"

uPVC double glazed window to the rear elevation, matching fitted base and wall units with complementary work surface and splashback, inset stainless steel sink with mixer tap, provision for automatic washing machine and space for dryer, radiator and tiled flooring continued from the kitchen, inset spotlights to ceiling, glazed door giving access to the passageway with composite entrance door to both the front and rear elevation, tiled flooring and door giving access to:

#### **DOUBLE GARAGE**

With electric door, light and power, loft access and useful storage area.

#### **FIRST FLOOR LANDING**

Loft access and doors giving access to:



#### **MASTER BEDROOM**

20'10" x 11'10"

uPVC double glazed window to the rear and front elevation, two radiators, coving to ceiling and a range of fitted wardrobes with overhead storage cupboard, hand basin mounted in vanity unit with tiled splashback.

#### **BEDROOM TWO**

12'5" x 9'0"

uPVC double glazed window to the rear elevation, radiator, fitted wardrobe with storage cupboards over and coving to ceiling.

#### **BEDROOM THREE**

9'9" x 7'11"

uPVC double glazed window to the front elevation, radiator, fitted wardrobe with storage cupboard above and coving to ceiling.

#### **BEDROOM FOUR**

8'2" x 9'0"

uPVC double glazed window to the rear elevation, radiator, coving to ceiling and fitted double wardrobe with storage cupboards over.



#### **FAMILY BATHROOM**

10'11" x 5'1" to maximum dimensions

uPVC double glazed window to the front elevation, four piece suite comprising w.c., pedestal wash hand basin, panel sided bath and separate shower cubicle, tiled flooring and walls and heated towel rail.

#### **EXTERNALLY**

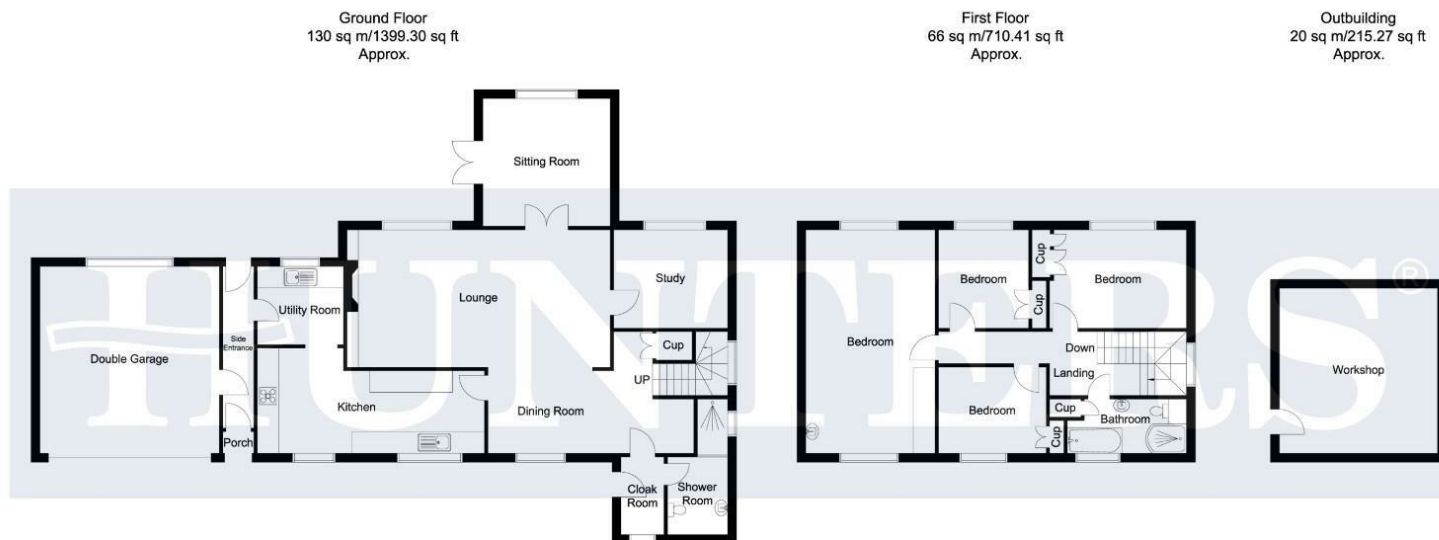
To the front is a wall and gated garden mainly set to lawn with mature planted borders with a variety of flowering plants, shrubs and bushes. The L shaped driveway allows off road parking for multiple vehicles and leads to the attached double garage and entrance door. The lawn continues to the side of the property where you will find a brick built useful workshop/potting shed and the rear garden is enclosed again mainly set to lawn with patio area, well established mature planted borders again with a variety of flowering plants, shrubs, bushes and trees including fruiting trees and a number of raised beds for growing your own vegetables.

#### **COUNCIL TAX**

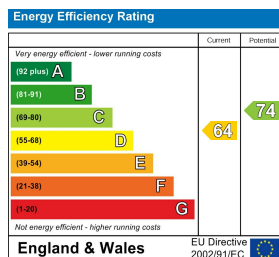
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'F'

#### **TENURE - Freehold**

Hunters would be pleased 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. 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2025



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Gainsborough -  
01427 616118 <https://www.hunters.com>

**HUNTERS®**  
EXCLUSIVE



**HUNTERS<sup>®</sup>**  
EXCLUSIVE