

HUNTERS®

HERE TO GET *you* THERE



Fox Covert Lane

Misterton, Doncaster, DN10 4ER

Offers In The Region Of £159,950



Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

With stairs rising to first floor accommodation, radiator, laminate flooring and doorway giving access to:

LOUNGE

13'9" x 13'2" (4.20m x 4.02m)

uPVC double glazed window to the front elevation, two radiators, coving to ceiling. Door giving access to understairs storage area with wall mounted gas fired central heating boiler. Further door giving access to:

DINING AREA

10'3" x 8'0" (3.13m x 2.46m)

Radiator, coving to ceiling and opening leading into:

KITCHEN

13'0" x 9'8" to its maximum dimensions (3.98m x 2.97m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator, fitted kitchen comprising base, drawer and wall units with complementary work surface, inset ceramic sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine and dishwasher, space for fridge freezer, part tiled walls and tiled flooring. Doorway leading into:

REAR HALL

uPVC glazed door to the side elevation, tiled flooring continued from the kitchen. Door giving access to:

BATHROOM

8'0" x 5'6" (2.46m x 1.70m)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin, bath with mixer shower over, tiled walls, tiled flooring continued from the rear hall and radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and doors giving access to:

BEDROOM ONE

13'1" x 10'0" (4.01m x 3.06m)

uPVC double glazed window to the front elevation, radiator and built in wardrobe.

BEDROOM TWO

12'0" x 8'2" (3.66m x 2.50m)

Double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM THREE

8'1" x 7'8" (2.48m x 2.36m)

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

EXTERNALLY

To the front the garden is mainly set to lawn with pathway leading to the front entrance door and driveway allowing off road parking for multiple vehicles leading to the enclosed rear garden with further parking area, wooden workshop, lawn area and planted borders. Base for large garage/workshop.

COUNCIL TAX

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

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



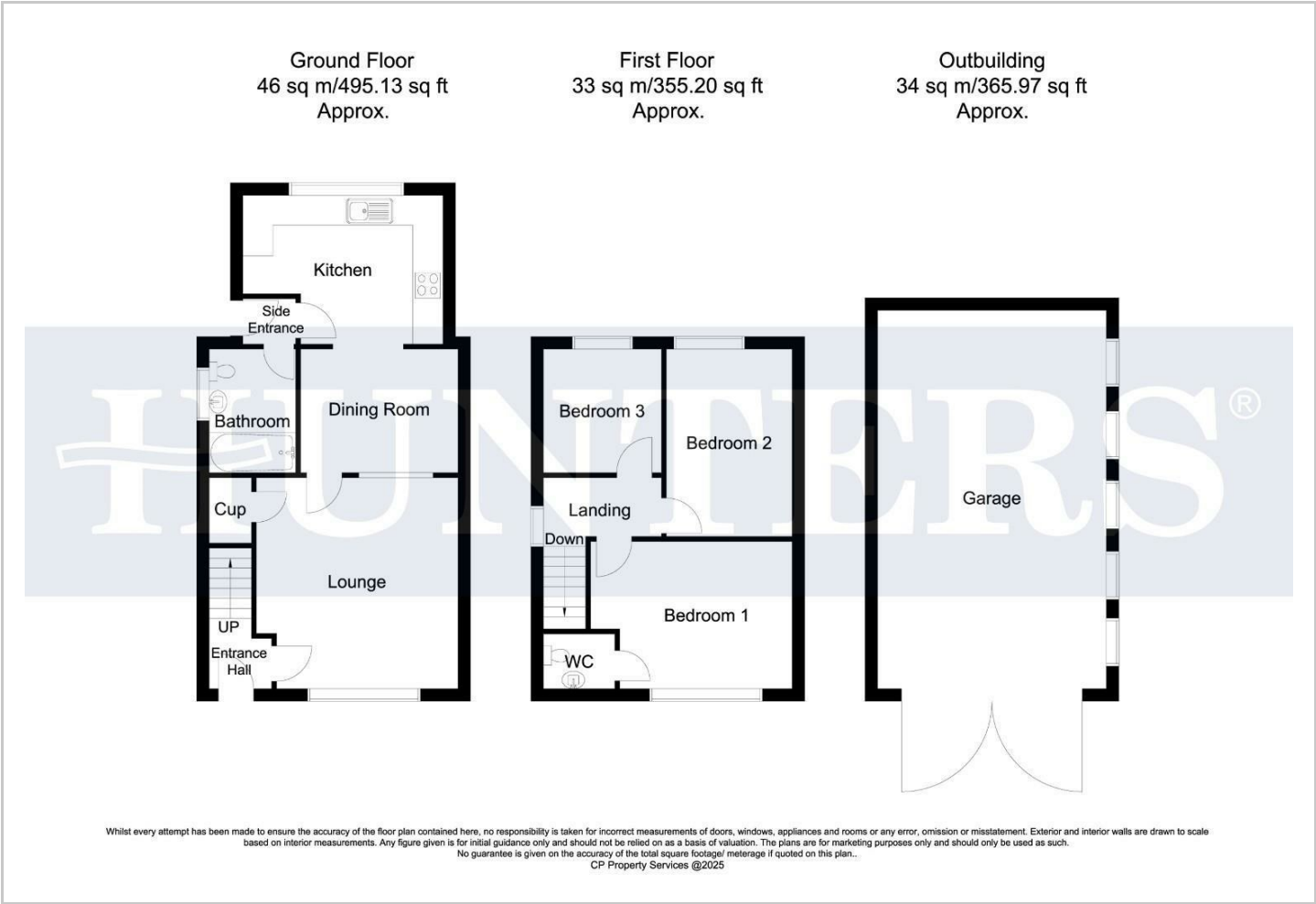
Hybrid Map



Terrain Map



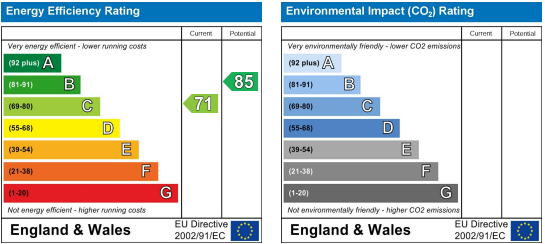
Floor Plan



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.