

HUNTERS®

HERE TO GET *you* THERE



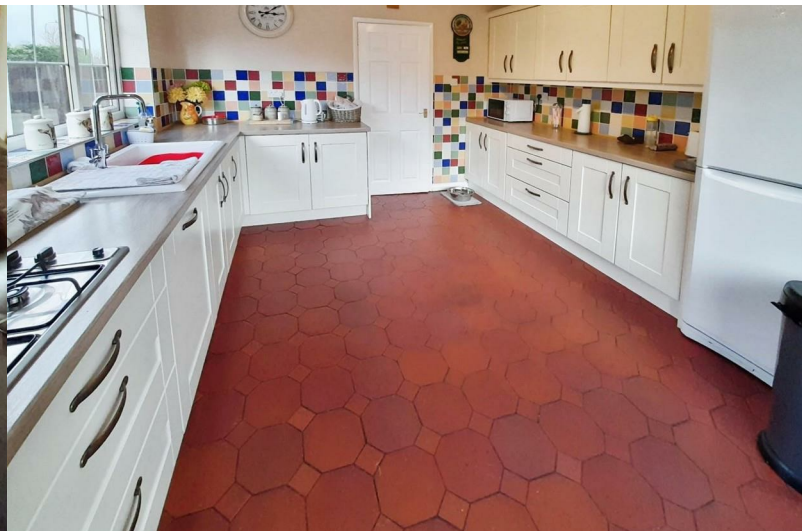
North Moor Road

Walkeringham, Doncaster, DN10 4LW

Offers In The Region Of £375,000



Council Tax: C



Orchard House. North Moor Road

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ACCOMMODATION

uPVC double glazed entrance door with side windows leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation with storage under, exposed wood flooring, two radiators. Doors giving access to:

LOUNGE

13'10" x 13'10" (4.24m x 4.23m)
uPVC double glazed window to the front elevation, radiator, coving to ceiling, marble firedplace and hearth with open fronted gas fire.

DINING ROOM

12'3" x 10'5" (3.75m x 3.20m)
uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

BREAKFAST KITCHEN

13'11" x 11'5" (4.26m x 3.49m)
uPVC double glazed windows to the front and rear elevations, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset ceramic sink and drainer with mixer tap, integrated double oven, four ring gas hob, space for fridge freezer, tiled flooring and radiator. Doorway giving access to:

REAR LOBBY

With tiled flooring, uPVC double glazed window to the rear elevation and uPVC entrance door also to the rear elevation. Door giving access to:

WC/UTILITY ROOM

6'2" x 5'7" (1.89m x 1.72m)
uPVC double glazed window to the rear elevation, w.c., pedestal wash hand basin with tiled splashback, floor standing central heating boiler, provision for automatic washing machine and space for dryer, tiled flooring.

CONVERTED GARAGE/POTENTIAL BEDROOM

21'1" x 9'0" (6.44m x 2.75m)
Door from Rear Lobby.
uPVC double glazed window to the side elevation, radiator and door giving access to additional storage area with base units, installed hand basin and tiled splashback.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and airing cupboard. Doors giving access to:

MASTER BEDROOM

12'5" x 11'10" (3.80m x 3.63m)
uPVC double glazed window to the front elevation, radiator and fitted double wardrobe with storage cupboard over.

BEDROOM TWO

12'0" x 11'8" (3.66m x 3.58m)
uPVC double glazed window to the rear elevation, radiator and fitted double wardrobe with storage cupboard above.

BEDROOM THREE

10'0" x 8'11" (3.07m x 2.74m)
uPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM

9'11" x 5'9" (3.04m x 1.76m)

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

EXTERNALLY

To the front is a wall and gated garden set to lawn with planted borders and driveway allowing orr road parking for multiple vehicles. Access to either side of the property leads to the enclosed rear garden mainly set to lawn with decking feature and planted borders.

COUNCIL TAX

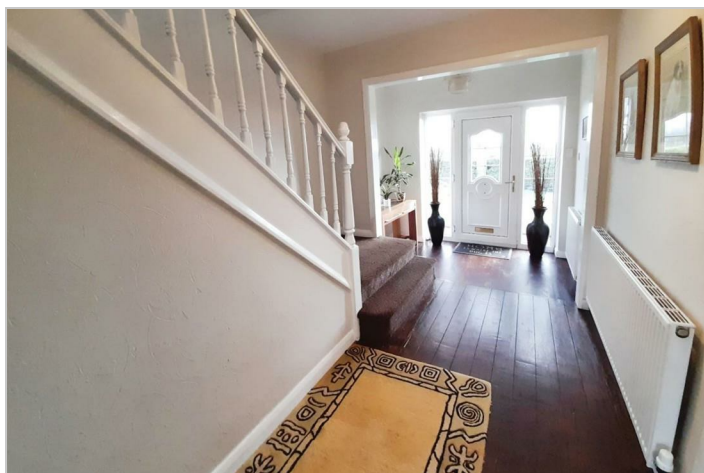
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'C'

TENURE - Freehold

AGENTS NOTE

We are advised the property has solar panels which are owned by the vendors and generate an income.

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



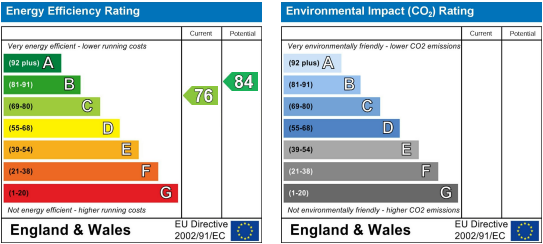
Floor Plan



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.