

HUNTERS[®]

HERE TO GET *you* THERE



Fountain Hill

Walkeringham, Doncaster, DN10 4LX

Asking Price £245,000



Council Tax: A



3 Fountain Hill

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ACCOMMODATION

Wooden entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, tiled flooring and doors giving access to:

LOUNGE

17'7" x 11'11" (5.36m x 3.65m)

uPVC double glazed bow window to the front elevation, radiator and brick fireplace with solid fuel stove, laminate flooring and door giving access to:

BREAKFAST KITCHEN

13'3" x 16'3" with recess into alcove (4.05m x 4.96m with recess into alcove)

Also accessed from the Hallway.

uPVC double glazed windows to the rear elevation and uPVC double glazed entrance door, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven and four ring electric hob, provision for automatic washing machine and dishwasher, space for fridge freezer, radiator, tiled flooring and coving to ceiling.

FIRST FLOOR LANDING

With doors giving access to:

MASTER BEDROOM

16'0" x 12'2" to its maximum dimensions (4.88m x 3.72m to its maximum dimensions)

uPVC double glazed window to the front elevation, radiator, exposed wood flooring and loft access.

BEDROOM TWO

13'6" x 12'3" to its maximum dimensions (4.13m x 3.74m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator, coving to ceiling and cupboard housing the central heating boiler and hot water cylinder.

BEDROOM THREE

11'2" x 6'7" (3.41m x 2.01m)

uPVC double glazed window to the front elevation and radiator.

SHOWER ROOM

8'3" x 5'5" (2.54m x 1.67m)

uPVC double glazed window to the rear elevation, suite comprising w.c, hand basin mounted in vanity unit and walk in double shower, tiled walls and radiator.

EXTERNALLY

To the front is a gated low maintenance gravel driveway allowing off road parking and a block paved pathway leading to the front entrance door. To the rear is an enclosed low maintenance slabbed garden area with gated access leading onto a further enclosed garden mainly set to lawn and further patio area to the rear.

TENURE - Freehold

COUNCIL TAX

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

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM

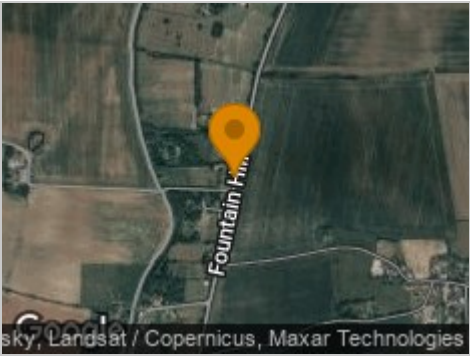
Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



Hybrid Map



Terrain Map



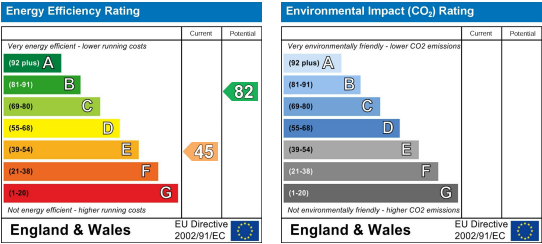
Floor Plan



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.