

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Haxey Road

Misterton, Doncaster, DN10 4AA

Asking Price £220,000



Council Tax: A





# 15 Haxey Road

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## ACCOMMODATION

uPVC double glazed entrance door leading into porch with double glazed windows to either side elevation and wooden glazed door leading into:

## ENTRANCE HALLWAY

Stairs rising to first floor accommodation and door giving access to:

## LOUNGE

13'11" x 11'9" (4.25m x 3.60m )

uPVC double glazed window to the front elevation, radiator, tiled fireplace and hearth with open fire, coving to ceiling and picture rail. Door giving access into:

## DINING ROOM

15'3" x 8'4" (4.67m x 2.55m )

uPVC double glazed window to the side elevation, single glazed window looking into the Kitchen and glazed wooden door, radiator and access to under stairs storage area which houses the gas fired central heating boiler, coving to ceiling and picture rail.

## KITCHEN

14'9" x 7'11" (4.52m x 2.42m )

uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, integrated electric oven, five ring gas hob with extractor over, provision for dishwasher, space for fridge freezer, radiator, single glazed window to the side elevation looking into the Sun Room and wooden entrance door leading into:

## SUN ROOM

14'11" x 8'10" (4.55m x 2.70m )

Constructed on a low level wall with uPVC double glazed windows and entrance doors to the rear and front elevation, tiled flooring and radiator.

## FIRST FLOOR LANDING

Loft access with fixed loft ladder allowing access to the roof space which is boarded and has velux window and radiator. (4.01m x 2.38m). Doors giving access to eaves storage, fitted desk and shelf unit. Doors giving access to:

## BEDROOM ONE

11'11" x 9'10" (3.64m x 3.00m )

Two uPVC double glazed windows to the front elevation, radiator, built in airing cupboard, coving to ceiling and picture rail.

## BEDROOM TWO

12'9" x 7'10" (3.91m x 2.41m )

uPVC double glazed window to the rear elevation, radiator, coving to ceiling, picture rail, handbasin mounted in vanity unit.

## SHOWER ROOM

7'8" x 6'11" (2.36m x 2.11m)

uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin and shower cubicle with mixer shower, radiator, part tiled walls and linen cupboard, inset spotlights to ceiling.

## EXTERNALLY

To the front the garden is mainly set to lawn with driveway allowing off road parking for multiple vehicles and to the rear the enclosed garden is mainly set to lawn with slabbed patio area and

blocked paved seating area, Pathway leading down the garden to a gated carport and the garage workshop accessed from the lane to the rear with electric door, light and power.

#### UTILITY AREA WITH W.C.

6'9" x 5'6" (2.08m x 1.68m )

wooden glazed window to the rear elevation and provision for automatic washing machine and space for dryer, separate low level w.c. and hand basin with tiled splashback, tiled flooring.

#### GARDEN ROOM

23'3" x 10'6" (7.09m x 3.21m )

uPVC double glazed windows to the side elevation and uPVC double glazed windows to the side elevation, uPVC double glazed entrance door, fitted work surface with cupboard below and fireplace with multi fuel burner.

#### 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



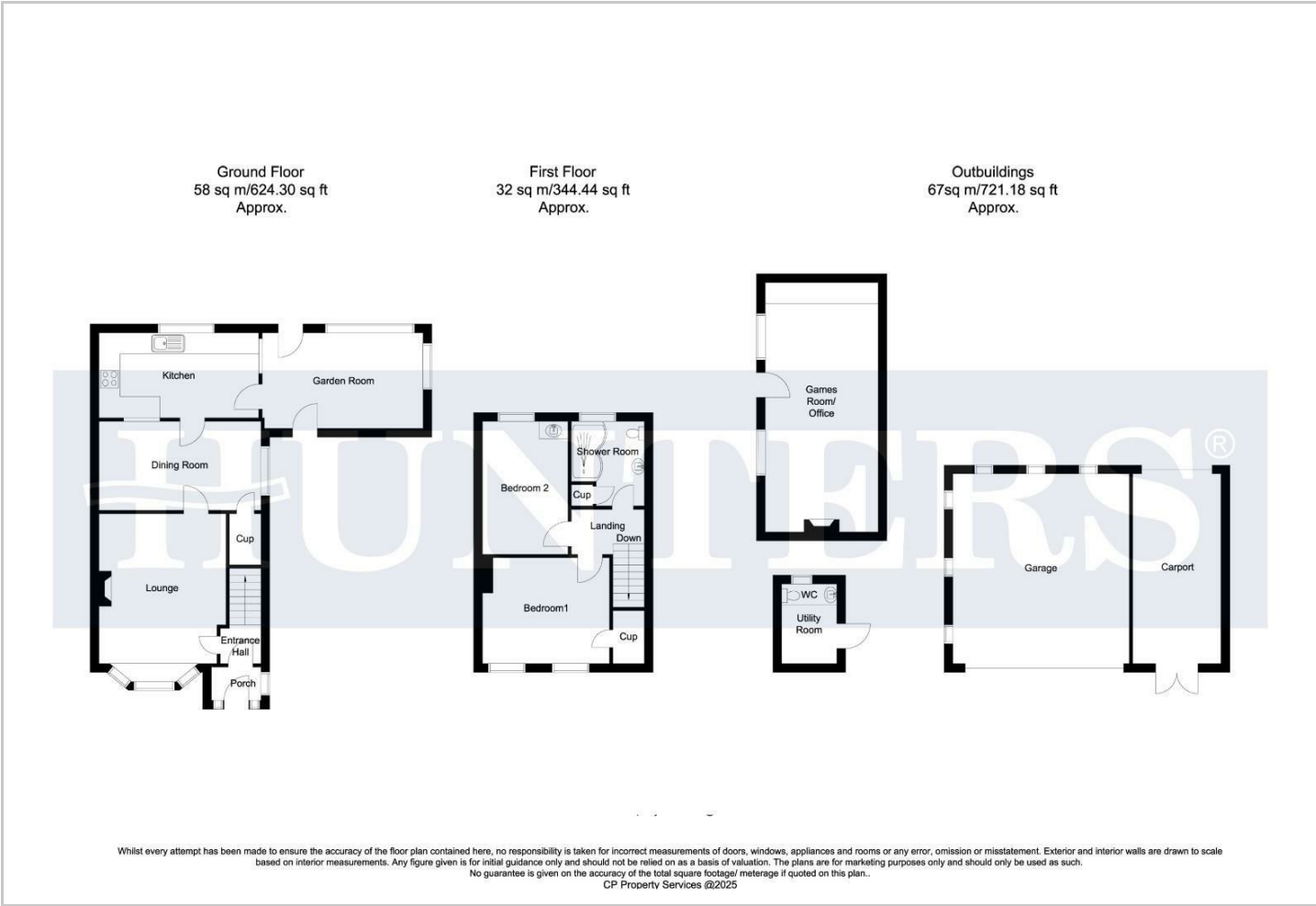
Hybrid Map



Terrain Map



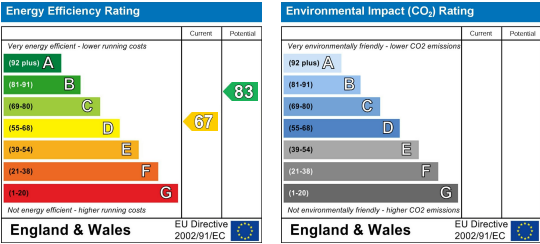
Floor Plan



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.