



15 GROVE PARK, MISTERTON
£290,000

BROWN & CO

15 GROVE PARK, MISTERTON, DONCASTER, SOUTH YORKSHIRE, DN10 4HF

DESCRIPTION

A three bedroom detached family home built in 1989 on this small and popular development on the edge of the village of Misterton. Benefits include two reception rooms, sunroom, kitchen, downstairs cloakroom, enclosed rear garden with garage with additional brick built side extension to provide workshop/storage. The property benefits from solar panels enhancing the economies of running this home.

LOCATION

Grove Park is a small development on the edge of Misterton which itself provides good local amenities including schooling, Cooperative convenience store, pharmacy, doctor's surgery and veterinary surgery. Doncaster and Retford are within comfortable distance providing more comprehensive facilities including mainline railway station on the London to Edinburgh Intercity link.

DIRECTIONS

From Walkeringham proceed along Stockwith Road. At the mini roundabout turn left and then left again onto Fox Covert Lane. This leads via a sharp right hand bend onto Grove Wood Road. Take the first left onto Gravelholes Lane and first right onto Grove Park and follow the road and number 15 is found on the left.

ACCOMMODATION

COVERED ENTRANCE with part glazed UPVC door to

ENTRANCE HALL with side aspect double glazed window, stairs to first floor landing with under stairs storage area, dado rail, central heating thermostat.

CLOAKROOM front aspect obscure double glazed window, coloured low level wc with matching wall mounted hand basin with tiled splashback.

LOUNGE 13'10" x 11'4" (4.25m x 3.48m) front aspect oriel double glazed bay window, feature polished wood fire surround with gas fire, marble effect hearth and insert. Stained wood skirtings and dado rail, tv points, door to



DINING ROOM 11'3" x 9'2" (3.45m x 2.81m) rear aspect double glazed sliding patio doors into sunroom, stained moulded skirtings, dado rail, telephone point.



KITCHEN 11'8" x 9'2" (3.60m x 2.80m) rear aspect double glazed window overlooking garden and half glazed door into the sunroom. An extensive range of base and wall mounted cupboard and drawer units with 1 1/4 stainless steel sink drainer unit with

mixer tap. Space and plumbing below for washing machine and slimline dishwasher, built in electric oven with gas four ring hob and extractor above, ample working surfaces, space for two further appliances, tiled walls, ceramic tiled flooring, spotlighting.



SUNROOM 13'10" x 10'10" (4.25m x 3.35m) maximum dimensions, brick base with double glazed windows, recently renewed roof. Additional glazed door into garden, brick faced walls and radiator.



FIRST FLOOR LANDING with access to roof void. Built in airing cupboard with factory lagged hot water cylinder, immersion and shelving.

BEDROOM ONE 13'0" x 10'7" (3.97m x 3.27m) rear aspect double glazed window, views to garden, stained wood moulded skirtings, tv aerial lead and telephone point.



BEDROOM TWO 12'5" x 9'3" (3.82m x 2.82m) rear aspect double glazed window overlooking the rear garden, stained wood skirtings.

BEDROOM THREE 10'6" x 7'7" (3.23m x 2.34m) front aspect double glazed window, stained wood skirtings, tv point.

FAMILY BATHROOM obscure double glazed window, front aspect, white suite with wood panel enclosed bath with independent shower above, pedestal hand basin, low level wc, tiled walls.



OUTSIDE

The front is open plan which is lawned with established shrubs, small area of side garden.

The rear garden is fenced and walled to all sides. Staggered paved patio areas with artificial lawn central area, external water supply and lighting. Gate giving access to the side garden. There is a **SINGLE GARAGE** with electric roller door, power and lighting. To the side of the garage there has been a small brick extension with pitched roof, personal door, window and lighting which provides potting shed or storage for motorbikes etc. Additional blocked paved parking space.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

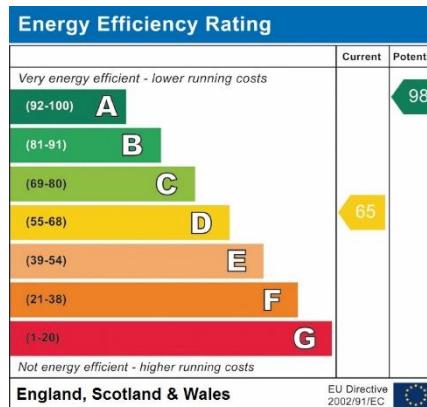
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

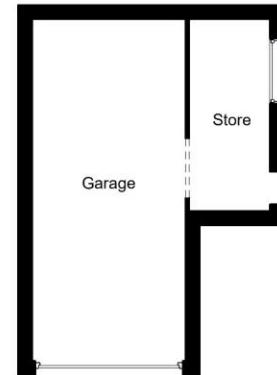
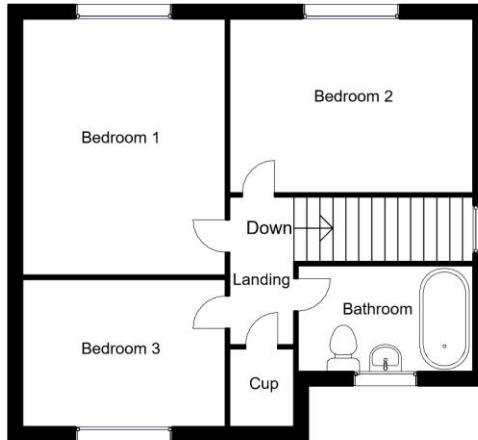
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in January 2026.





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