







12 COLTON STREET
MISTERTON

A lovingly restored Victorian semi detached house that has been rewired and modernised by the current owner to a high standard yet retaining some original style features. There is a front aspect bay window with window seat as well as a fitted log burner in a rustic fireplace in the sitting room. There are two double bedrooms, four piece bathroom suite and an outside brick built outbuilding.

£175,000

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BROWN & CO

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12 COLTON STREET, MISTERTON, DONCASTER, DN10 4AB

LOCATION

Misterton is a popular village between Doncaster and Retford with good local amenities including doctor's surgery, pharmacy, vets and co-op. There are some other local shops including takeaways and cafes. Retford is approximately a 25 minute drive away and provides more comprehensive shopping, leisure and recreational facilities as well as mainline railway station on the London to Edinburgh intercity link. Gainsborough is approximately 20 minutes away with some comprehensive shopping facilities including Marshall's Yard and the property is surrounded by good open countryside. The A1M lies to the west of Bawtry from which the wider motorway network is available.

DIRECTIONS

What3words///trump.promoting.weary

ACCOMMODATION

Part glazed composite door to

SITTING ROOM 13'2" x 10'9" (4.02m x 3.33m) measurements exclude front aspect floor to ceiling double glazed bay window with sash windows and fitted storage/window seat. Additional cupboard with space above for TV. Recessed log store with shelving above. Rustic brick fireplace with stone hearth and log burner. Cornicing, TV point, period skirtings.

INNER VESTIBULE with side aspect double glazed window, stairs to first floor.

DINING ROOM 13'4" x 11'2" (4.09m x 3.41m) two double glazed windows. Oak laminate flooring, rustic recessed brick fireplace. Under stairs storage cupboard with light and shelving. Original floor to ceiling built-in cupboard and drawer. Period skirtings.

KITCHEN 11'0" x 8'5" (3.38m x 2.59m) side aspect double glazed window and part glazed composite stable door. A good range of dove grey base and wall mounted cupboard and drawer units fitted in 2022. Inset Belfast sink with mixer tap, space and plumbing below for washing machine, ample wood working surfaces, built-in electric oven and grill with space above for microwave. Bosch induction hob with stainless steel extractor cabinet above. Space for upright fridge freezer. Recessed lighting and under cupboard lighting to the wall mounted cupboards. Oak laminate flooring. Period skirtings.

FIRST FLOOR LANDING with wooden handrail to

INNER LANDING with period skirtings. Built-in storage cupboard.

BEDROOM ONE 13'4" x 10'9" (4.09m x 3.31m) front aspect with two double glazed sash windows. Period skirtings. Over stairs storage cupboard housing the wall mounted gas fired central heating combination boiler.

BEDROOM TWO 11'2" x 9'2" (3.42m x 2.81m) rear aspect double glazed window with views to the patio garden. Period skirtings, high level window.

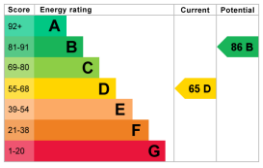
BATHOOM 10'6" x 8'6" (3.24m x 2.62m) side aspect obscure double glazed window. Fitted in 2020. Four piece suite of roll topped claw footed bath with handheld mixer tap/shower attachment. Low level wc, pedestal hand basin with mixer tap. Large walk-in shower cubicle with mains fed shower, handheld shower attachment, raindrop shower head, glazed screen and tiled walls. Part wood panelled walls, ceramic tiled flooring, period skirtings, extractor and recessed lighting. Additional shelved storage cupboard with open shelving above.

OUTSIDE

The front garden is a buffer garden which is pebbled with retaining brick wall. There is pebbled access to the side by way of a wrought iron gate leading to the rear patio style garden. The garden is walled. There is ample space for storage. External tap, pebbled seating area. Good sized brick built Shed/Workshop 12'5" x 6'7" (3.82m x 2.04m) with power, light and laminate flooring.

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 A.
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 finalizing 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.
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These particulars were prepared in November 2026.





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