

# HUNTERS®

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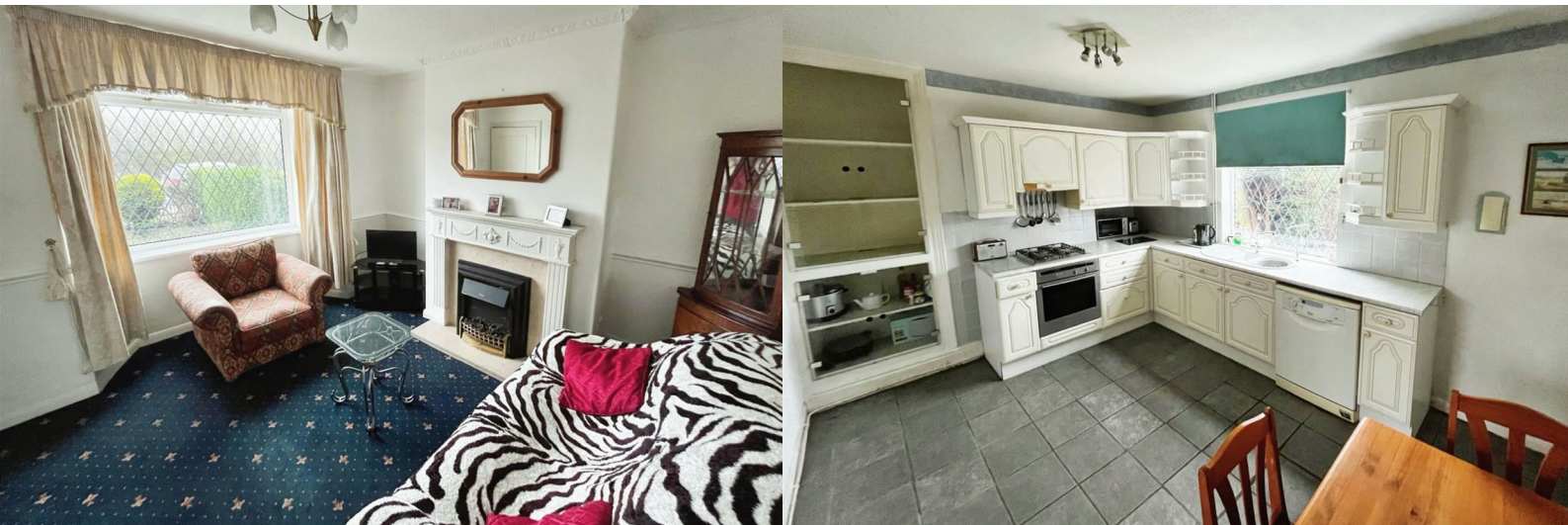
## Newells Terrace

Misterton, Doncaster, DN10 4DP

Offers In The Region Of £112,500



Council Tax: A





# 4 Newells Terrace

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## DESCRIPTION

Briefly the property comprises lounge, kitchen diner and utility to the ground floor and two bedrooms and bathroom on the first floor. Outside are gardens to the front and rear with outbuildings and a separate garage to the rear of the property with a parking space. The property also benefits from double glazing and gas central heating.

Misterton is a village lying six miles northwest of the market town of Gainsborough on the A161 and twelve miles north east of Retford which lies on the east coast mainline both of which have a wealth of amenities. The village itself has a primary school, Co-op, post office, butchers, doctors' surgery, church, two public houses, three takeaways, bowls and football clubs. It also benefits from a Children's Dance School, Riding School and Swimming Pool.

## ACCOMMODATION

The property is accessed via a white uPVC door with ornate glass panel leading into a small entrance hall giving access to the lounge and stairs rising to the first floor.

### LOUNGE

11'3" x 12'4" (3.43m x 3.77m )

Feature fireplace housing electric fire and surround, TV point, dado rail, bay window to front, radiator, and door leading into:

### KITCHEN DINER

12'9" x 10'9" (3.91m x 3.28m )

Wall and base units with complementary worktops, built in oven, four ring gas hob with extractor fan over, space for dishwasher, glass fronted cupboard with shelves, one and a half ceramic sink with mixer tap, tiled flooring, spotlights to ceiling, understairs

cupboard with gas meter, window to the rear elevation, radiator and door into:

### UTILITY

7'6" x 6'2" (2.29m x 1.90m)

Wall unit, worktop with space and plumbing under for automatic washing machine, space for fridge freezer, clothesline hanger, electric meter over door, window to the rear elevation and white uPVC door with glass panel opening to the rear garden.

### FIRST FLOOR LANDING

Providing access to the bedrooms and bathroom, loft access and smoke alarm.

### BEDROOM ONE

11'3" x 10'11" (3.44m x 3.35m )

Built in cupboard, window to the front elevation and radiator.

### BEDROOM TWO

7'5" x 10'8" (2.28m x 3.27m )

Window to the rear elevation and radiator.

### BATHROOM

6'8" x 7'8" (2.04m x 2.34m )

Half tiled with matching white suite comprising panel bath with Triton shower over, pedestal sink with mixer tap and adjustable mirror over, low level flush wc, cupboard housing Ideal I - mini boiler, window to the rear elevation and wall radiator.

### EXTERNALLY

The garden to the front is laid to lawn with paving and three miniature trees, railings to one side and hedging to the other. The rear garden is laid to lawn with mature shrubs, leylandii hedging to one side

and fencing to the other. Gate to the side, store and wc plus further gate leading to the rear lane having the garage and parking space for one vehicle adjacent.

### GARAGE

Wood construction with windows to side and rear elevations.

### COUNCIL TAX

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

### TENURE - Freehold

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



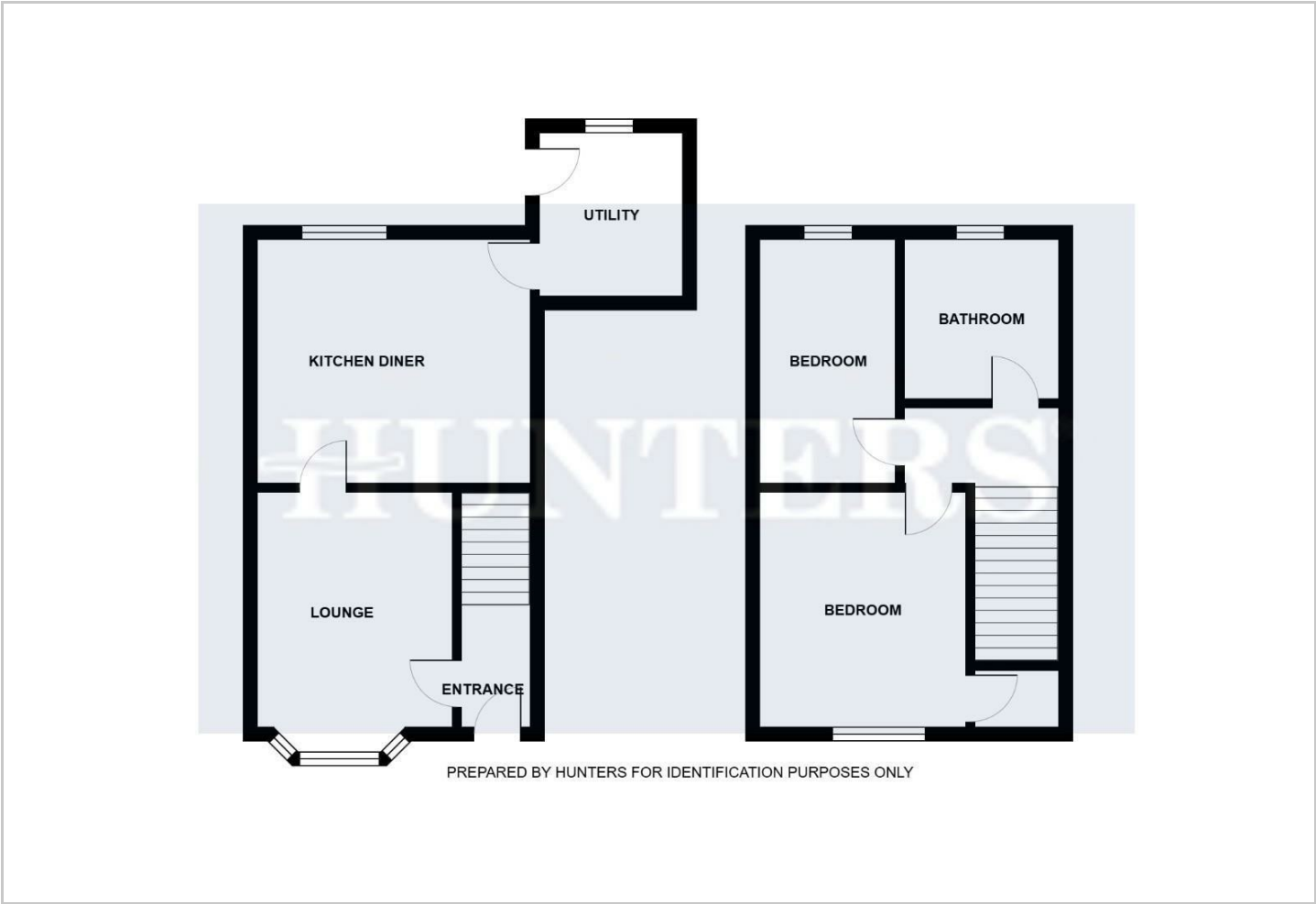
Hybrid Map



Terrain Map



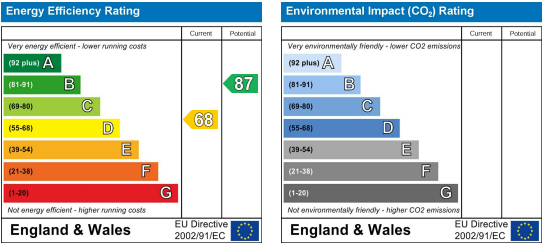
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 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.