

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Fairhaven, Canal Lane, West Stockwith, DN10 4ET

- Recently renovated 3 bedroom Detached Bungalow • Beautifully refurbished Kitchen/Diner •
- Utility Room • New Shower Room • Gas Central Heating • PVCu double glazing •
- Double Garage • Quality fixture and fittings throughout • Open countryside to the rear •
- Village fringe and Conservation Area setting •



£450,000



A superbly presented detached bungalow within a Conservation Area in this riverside village and close to the historic Stockwith Basin and Yacht Club. Fairhaven offers pristine and well proportioned accommodation including:

- Modern Dining Kitchen
- Utility Room with dog bath/shower
- Contemporary Shower Room
- 2 Bedrooms with fitted wardrobes
- Double width driveway
- Double garage

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with composite external door, radiator, storage cupboards and oak doors leading off.

LOUNGE (4.27m x 4.96m) with front facing bay window and side window, 2 radiators and fireplace with electric fire.

DINING KITCHEN (8.62m x 3.91m) recently refurbished to a high standard with modern fixture and fittings. Base and wall cabinets, integrated oven, dishwasher, fridge, freezer, hob with extractor fan, 1 ½ bowl resin sink, 2 radiators, front window, side external composite door and french doors leading to the rear garden.

UTILITY ROOM (3.01m x 2.73m) with base units, work top, sink, dog bath/shower, plumbing for washer and space for dryer. Boiler and external door.

BEDROOM 1 (4.26m x 3.62m including wardrobes) rear facing window, radiator and built-in wardrobes and drawers.

BEDROOM 2 (3.63m x 3.60m) front facing window, radiator and fitted wardrobes with sliding doors.

BEDROOM 3 (3.02m x 2.39m) with rear facing window and radiator.

SHOWER ROOM (3.01m x 3.00m) stylishly refurbished and finished to a high standard with contemporary fixtures and fittings. Large walk in shower cubicle, modern vanity unit with sink and toilet. Fully tiled walls, radiator, extractor and storage cupboard.

OUTSIDE

Front garden with walled frontage and double width driveway with space for several cars leading to the detached brick and tiled **GARAGE** (5.6m x 6.7m) with 2 electric roller doors, power and lighting. Window and side door.

Enclosed rear lawned garden with open fields beyond. Paved patio areas and storage shed.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY

Bassetlaw District Council

COUNCIL TAX Band 'D' (on-line enquiry)

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

PLANS

For indicative illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.