

# HUNTERS<sup>®</sup>

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## Grange Close

Misterton, Doncaster, DN10 4EN

Offers In The Region Of £125,000



Council Tax: A



# 35 Grange Close

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## DESCRIPTION

Briefly the property comprises lounge, kitchen diner, utility and wc to the ground floor and three bedrooms plus bathroom on the first floor. Outside are gardens to the front and rear. The property also benefits from gas central heating and double glazing and would benefit from a programme of refurbishment.

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 porched entrance to the front with white uPVC door having two glass panels leading into:

### ENTRANCE HALLWAY

Providing access to the lounge, stairs rising to first floor accommodation, wall mounted cupboard housing the fuse box and smart meter, smoke alarm to ceiling.

### LOUNGE

16'3" x 9'2" (4.97 x 2.80)

Fireplace housing gas fire (we are advised this has been capped), TV and telephone points, window to the front elevation and door leading into:

### KITCHEN DINER

11'4" x 9'10" (3.46 x 3.02)

Wall and base units in white with complementary

black worksurface, spaces for oven, washing machine and fridge, stainless steel sink with mixer tap, built in cupboard with shelves, vinyl flooring, window to the rear elevation, radiator and door leading into:

### UTILITY

7'10" x 9'11" (2.39 x 3.04)

Corner worksurface, wall mounted Worcester boiler, vinyl flooring, gas meter to floor, window to the side elevation, white uPVC door with glass panel to rear elevation and door leading into:

### DOWNSTAIRS W.C.

Low level flush w.c. and window to the side elevation.

### FIRST FLOOR LANDING

7'9" x 7'9" (2.38 x 2.37)

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

### BEDROOM ONE

11'1" x 12'5" (3.40 x 3.79)

Window to the front elevation and radiator.

### BEDROOM TWO

11'5" x 9'10" (3.48 x 3.01)

Built in cupboard with shelving, window to the rear elevation and radiator.

### BEDROOM THREE

8'3" x 9'5" (2.53 x 2.89)

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

## BATHROOM

7'9" x 5'1" (2.38 x 1.55)

Matching white suite comprising panel bath with rainfall head shower over and handheld unit, wash hand basin with waterfall style mixer tap and cupboard under, low level flush wc, vinyl flooring, spotlights to ceiling, window to the side elevation and radiator.

## EXTERNALLY

The front of the property is laid to lawn whilst the rear is also laid to lawn and paving with fencing to three sides and has an outside tap and side access.

## 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



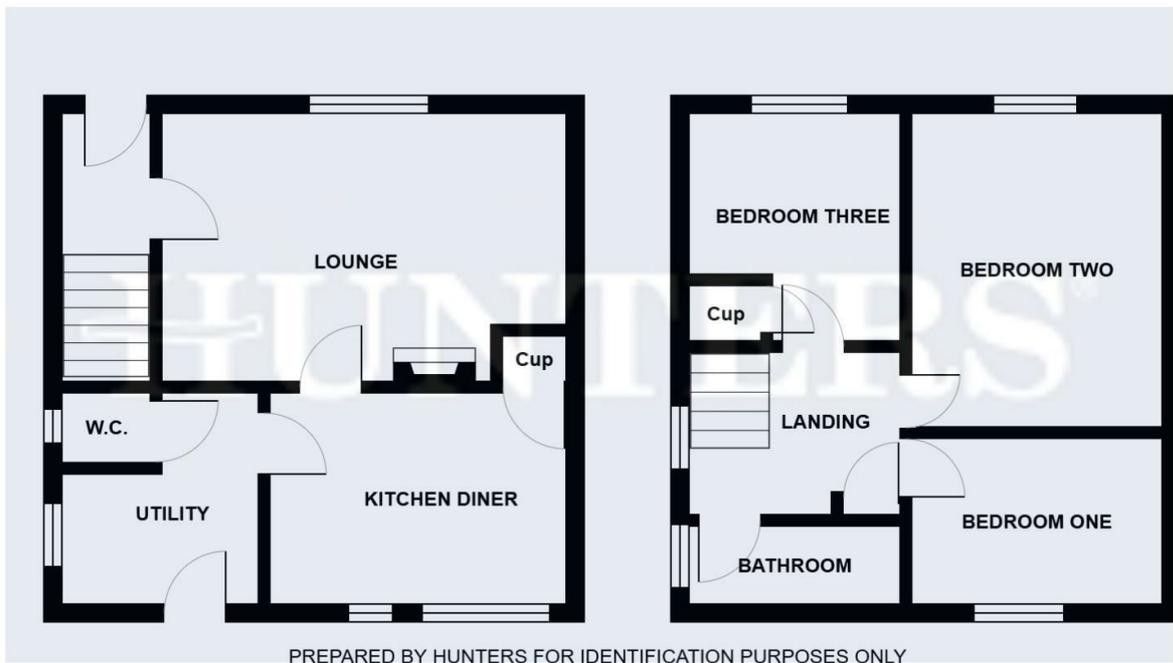
## Hybrid Map



## Terrain Map



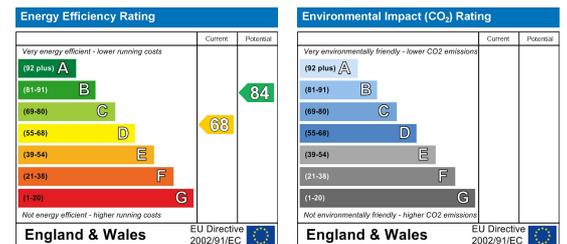
## Floor Plan



## 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.