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New Wiseton

Wiseton, Doncaster, DN10 5AG

Offers In The Region Of £500,000

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Council Tax: C





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DESCRIPTION

Briefly the property comprises entrance hallway, lounge, dining room, kitchen diner, utility and boot room to the ground floor whilst the first floor has four bedrooms, family bathroom and study area. Outside are two garages and off street parking for one vehicle as well as large gardens to the front and rear. The property also benefits from double glazing and oil central heating.

New Wiseton lies seven miles north of the market town of Retford which has a wealth of amenities and lies on the East Coast mainline, whilst Bawtry is five miles north west and also boasts a good range of shops, boutiques, restaurants and amenities. The village of Clayworth has two public houses and lies on a bus route to Retford.

L SHAPED ENTRANCE HALL

12'11" x 14'11" to its maximum dimensions (3.94m x 4.55m to its maximum dimensions)

Accessed via a uPVC door with glass panels and provides access to the lounge, dining room and cloakroom, stairs rising to the first floor accommodation, smoke alarm to ceiling, wood panel flooring, wall mounted thermostat and radiator.

LOUNGE

14'11" x 14'11" (4.57m x 4.56m)

Feature fireplace with built in log burner on tiled hearth, TV and telephone points, windows to the front and side elevations, radiator. Door leading into:

KITCHEN DINER

21'1" x 8'11" (6.45m x 2.72m)

Wall and base units in turquoise and grey with complementary worktops, built in Beko cooker and four ring induction hob with extractor fan over, spaces for dishwasher and fridge freezer, stainless steel sink with mixer tap, built in meter cupboard, chalkboard to wall, vinyl flooring, windows to the rear and side elevations, radiator, uPVC door with glass panel to the rear and door into:

UTILITY

14'1" x 8'10" (4.31m x 2.71m)

Base unit with cupboard and complementary worktops, space under for washing machine and dryer. stainless steel sink, vinyl tile flooring, window and uPVC door with glass panel to the rear elevation opening out to the garden.

DINING ROOM

15'1" x 14'11" (4.61m x 4.57m)

Feature working fireplace with ornate inlay and surround, windows to the side and front elevations dimmer light switch and radiator.

DOWNSTAIRS CLOAKROOM

5'11" x 5'1" (1.81m x 1.57m)

Wood panelling to three walls, low level flush wc, wash hand basin with mixer tap and cupboard under, towel holder, window to the front elevation and radiator.

BOOT ROOM

6'7" x 8'11" (2.01m x 2.73m)

Wall and base units, complementary worktops, cupboard, coat hanger, tiled flooring, floor standing Boulter boiler, smoke alarm, window to the rear elevation.

FIRST FLOOR LANDING

13'3" x 9'4" (4.05m x 2.86m)

Accessing the bedrooms and bathroom with steps down to a study area measuring 2.83m x 2.75m. Built in cupboards, window to the rear elevation and radiator.

BEDROOM ONE

14'11" x 14'11" (4.56m x 4.55m)

Windows to the rear and side elevations and radiator. Door leading into:

DRESSING ROOM

3'11" x 6'0" (1.21m x 1.83m)

Two clothes rails, wall mirror and window to the side elevation.

BEDROOM TWO
14'11" x 14'11" (4.57m x 4.57m)
Door into dressing room, windows to side and front elevation and radiator.

BEDROOM THREE
21'3" x 9'0" (6.48m x 2.75m)
Accessed via steps from the main landing with wood flooring, window to the rear elevation and radiator.

BEDROOM FOUR
5'11" x 9'11" (1.82m x 3.03m)
Loft hatch, window to the front elevation and radiator.

BATHROOM
11'6" x 9'0" (3.51m x 2.75m)
Half tiled to three walls and accessed via steps from the main landing with matching white suite comprising stand alone bath with retractable shower head, shower unit with Mira Sport shower, low level flush wc, wash hand basin with mixer tap on cupboard unit, wood panel flooring, extractor fan, chrome wall towel radiator, windows to rear and side elevations.

EXTERNALLY
To the front of the property is a long garden laid mainly to lawn with paving and bark section with septic tank access points, mature shrubs, trees and hedging. The rear garden is also laid to lawn with stone chip area, oil tank on hard standing, mature shrubs and trees, raised seating area on stone chip section, outside tap and gated access to driveway which allows off street parking for one vehicle. There are two single garages accessed from the side lane.

GARAGE ONE
20'9" x 11'10" (6.33m x 3.62m)
Brick construction, power and lighting, roof storage, up and over door and side personal door.

GARAGE TWO
19'5" x 12'4" (5.93 x 3.76)
Concrete section with pebble dash coating, power and lighting and up and over door.

TENURE - Freehold

COUNCIL TAX
Through enquiry of the Basseetlaw Council we have been advised that the property is in Rating Band 'C'

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

AGENTS NOTE
Please be advised this property has a septic tank to which we are still waiting a compliancy certificate to be submitted.






Road Map



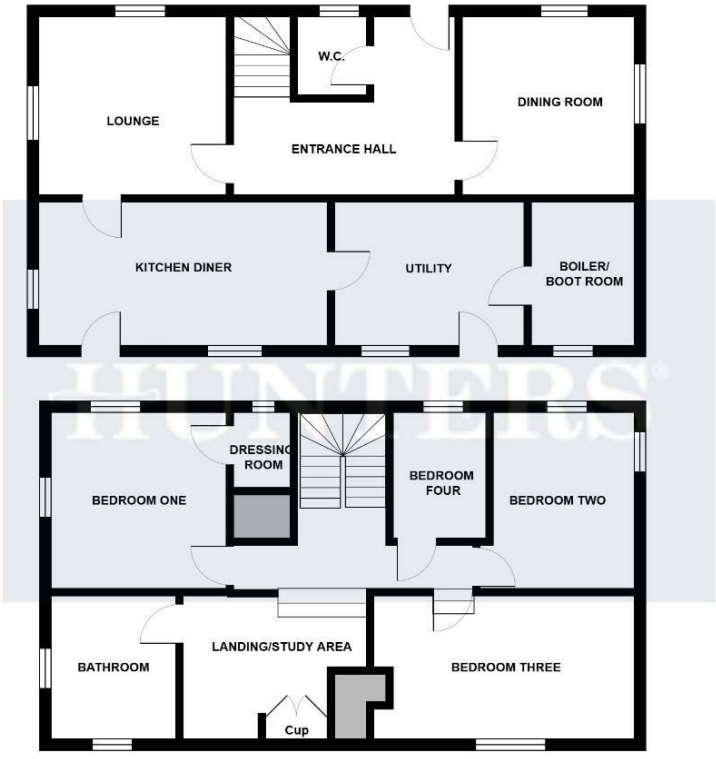
Hybrid Map



Terrain Map



Floor Plan

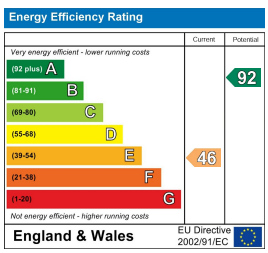


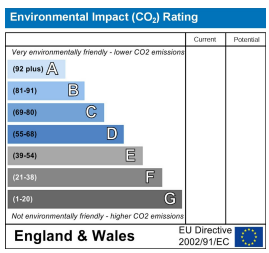
PREPARED BY HUNTEERS FOR IDENTIFICATION PURPOSES ONLY

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.

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