

HUNTERS[®]

HERE TO GET *you* THERE



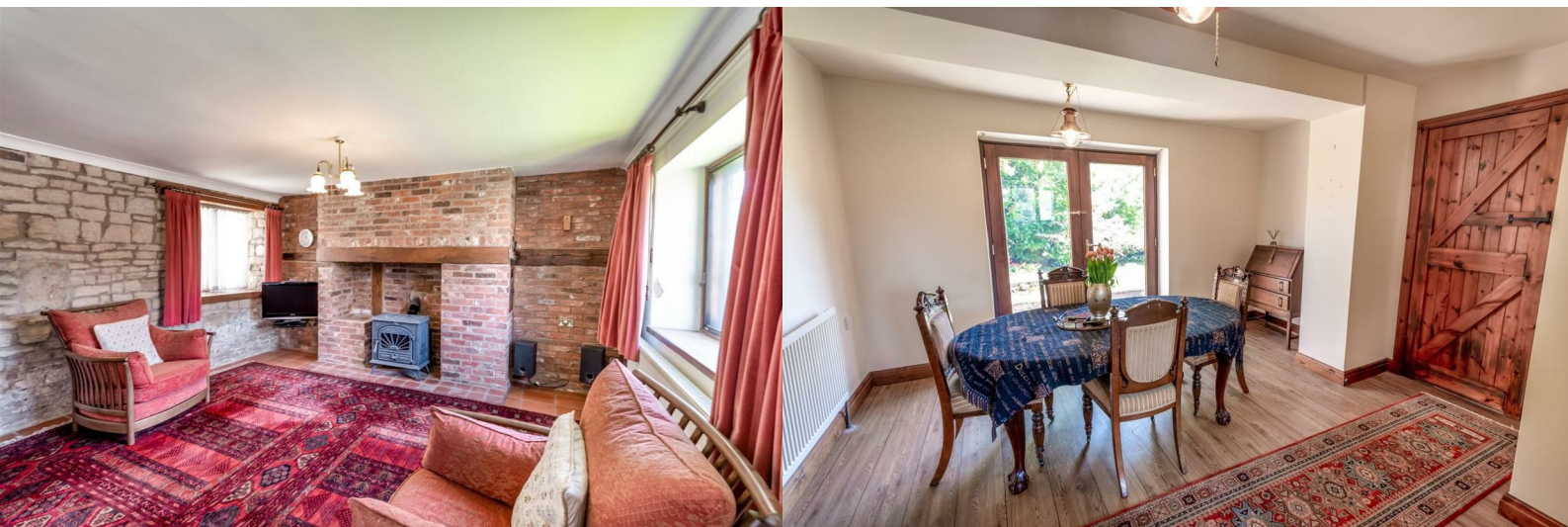
Main Street

Styrrup, Doncaster, DN11 8NA

£375,000



Council Tax: D



Fairfax Main Street

Styrrup, Doncaster, DN11 8NA

£375,000



DESCRIPTION

Briefly the property comprises entrance hall, lounge diner, dining room, kitchen, utility and cloakroom to the ground floor whilst upstairs has three bedrooms and bathroom. Outside there is a garden to rear and lawned frontage with drive and garage to the side offering off street parking for several vehicles. The property also benefits from gas central heating and double glazing with some triple glazing to the windows facing the road.

Styrrup is a village lying three miles southwest of the market town of Bawtry which has a wealth of amenities including shops, boutiques, restaurants, pubs, library, medical centre and the Crown Hotel. The village is one mile from the A1M and the east coast mainline is a short drive away at Retford and Doncaster. Styrrup Hall Golf and Country Club is situated to the north of the village.

ACCOMMODATION

The property is accessed via a wooden porched entrance with composite door with glass panel leading into

ENTRANCE HALLWAY

14'5" x 14'2" to its maximum dimensions (4.41m x 4.33m to its maximum dimensions)

Providing access to the lounge, dining room and downstairs cloakroom, stairs rising to the first floor accommodation, cupboard with shelving housing the boiler and beam to ceiling.

LOUNGE DINER

20'11" x 14'11" to its maximum dimensions (6.38m x 4.57m to its maximum dimensions)

Gas flame effect fire in log burner style in brick fireplace with wooden mantle over, TV point, tiled

flooring, two triple glazed windows to the rear elevation and one double glazed window to the front elevation, radiator.

DINING ROOM

11'5" x 14'8" (3.49m x 4.48m)

Wood panel flooring, radiator, door with glass panel opening to the front garden. Space leading into:

KITCHEN

14'6" x 8'9" (4.43m x 2.67m)

Half tiled with wall and base units, complementary worktops, built in Bosch cooker, four ring gas hob with extractor over, telephone point, window to the rear elevation, radiator and space into:

UTILITY ROOM

6'5" x 7'0" (1.98m x 2.14m)

Worktop with provision and space under for washing machine and dryer, coat hanger, vinyl flooring and window to the rear elevation.

DOWNSTAIRS CLOAKROOM

5'9" x 4'2" (1.77m x 1.28m)

Low level flush wc, wash hand basin, tiled flooring, window to the front elevation and radiator.

LANDING

14'4" x 7'6" (4.38m x 2.30m)

Giving access to the bedrooms and bathroom, two Velux windows.

BEDROOM ONE

13'4" x 14'10" (4.08m x 4.54m)

Window to the rear elevation and radiator.

BEDROOM TWO

12'8" x 11'1" (3.88m x 3.38m)

Built in wardrobe, wood panel flooring, window to the front elevation and radiator.

BEDROOM THREE

10'1" x 6'11" (3.09m x 2.13m)

Airing cupboard with shelving housing the water tank, window to the rear elevation and radiator.

BATHROOM

Tiled throughout with matching suite comprising panel bath with overhead shower, pedestal sink with mixer tap, low level flush wc, towel radiator, mirror, spotlights to ceiling, vinyl flooring and wall radiator.

EXTERNALLY

The rear of the property backs on to the B6463 which is the main road through Styrrup and has a buffer strip of lawn. Gated access leads to a gravel drive which allows off road parking for several vehicles and fronts the garage, brick corner bed housing a fir tree, feature lamp post and a split gate then takes you to the south facing garden which is laid to lawn with mature borders, trees and a pond fronting the entrance to the property. To the side is a shale area and outside tap.

GARAGE

16'4" x 15'5" (4.98m x 4.70m)

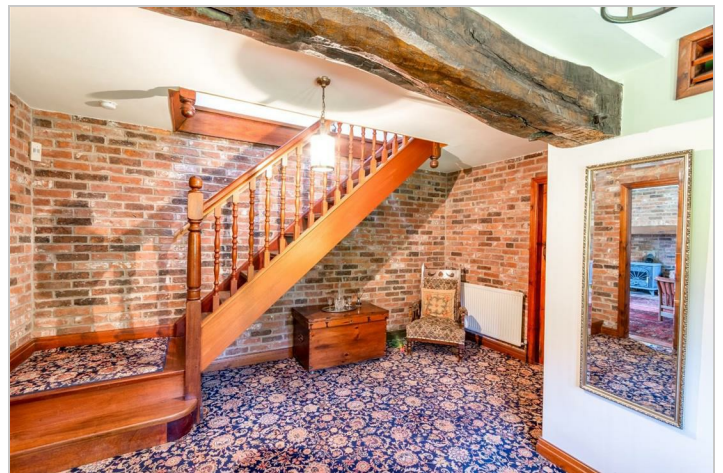
Up and over door with EV charger inside, roof storage, power and lighting, fuse box,

TENURE - Freehold

COUNCIL TAX

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

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



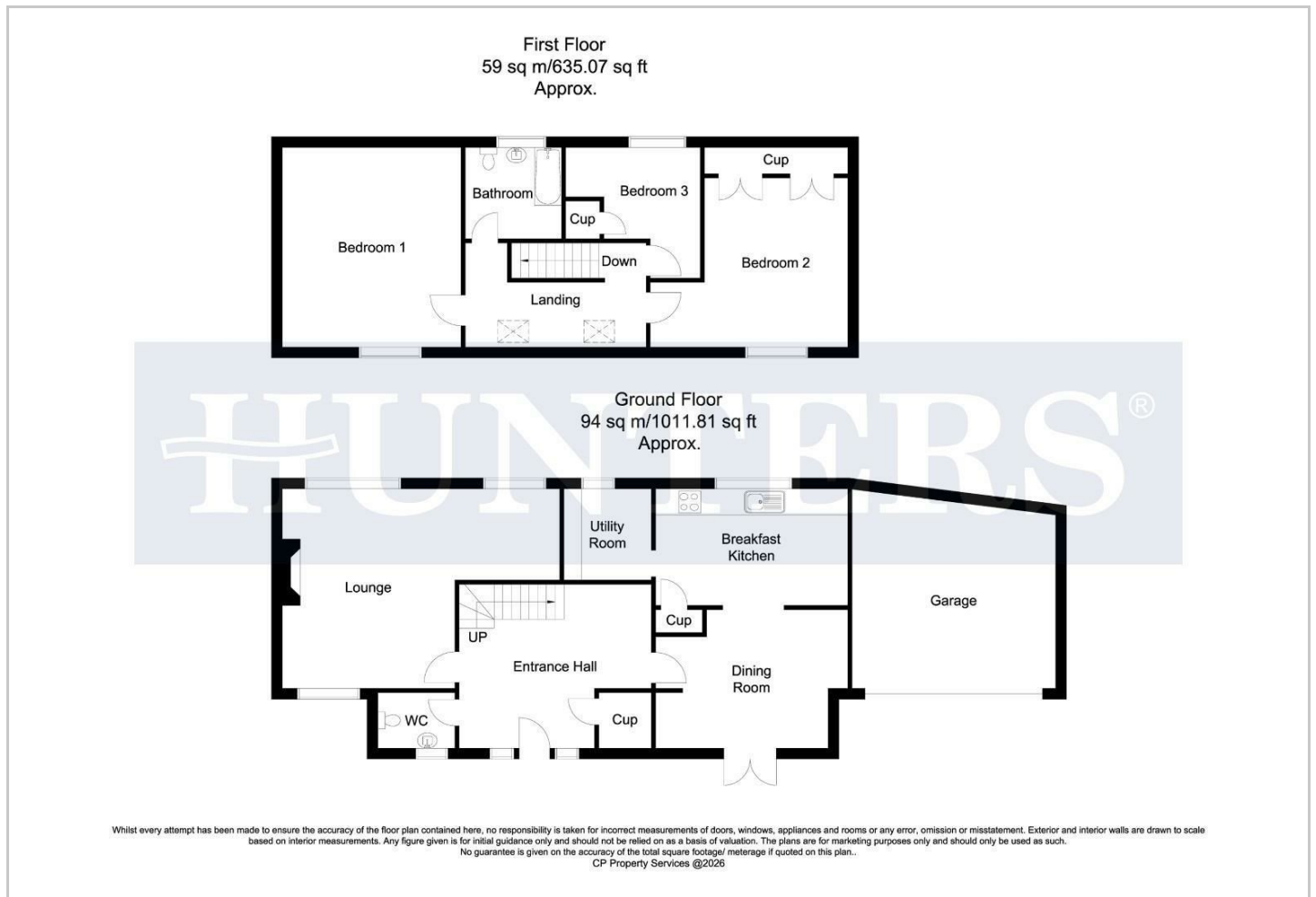
Hybrid Map



Terrain Map



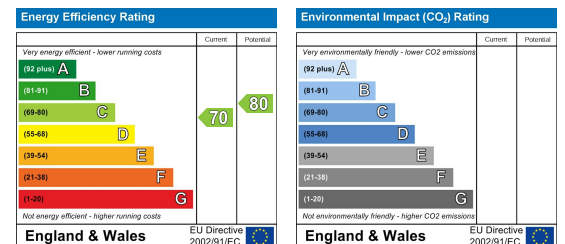
Floor Plan



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.