

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## Farleigh House, Main Street, West Stockwith, DN10 4HB

- A traditional Detached House located in the village
- Conservation Area
- South-east facing long rear garden with riverside views
- 3 Bedrooms
- PVCu Double Glazing
- Gas Central Heating
- Attached Brick Garage
- Separate Garage/Workshop/Hobbies building in the rear garden
- Updating opportunity



**£260,000 NO CHAIN**



Situated in the historic Trentside village of West Stockwith being only 6 miles from the market town of Gainsborough and only one mile from the larger village of Misterton which includes a large selection of local facilities.

**Accommodation** (room sizes approx. only)

## Ground Floor

### ENTRANCE LOBBY

**ENTRANCE HALL** with 1 double radiator and understairs cupboard

**LOUNGE** (3.90m x 3.60m) with gas fire and 1 radiator.

**DINING ROOM** (about 3.00m x 2.66m) with 1 radiator.

**KITCHEN** (about 3.70m x 3.0m) with cupboards, drawers and sink unit. 1 radiator, gas central heating boiler (2017 period).

Side lean-to (about 2.30m x 2.20m)

## First Floor

**LANDING** with cupboard off.

**FIRST DOUBLE BEDROOM** (about 3.60m x 3.50m) with 1 radiator.

**SECOND DOUBLE BEDROOM** (about 3.50m x 2.92m) with 1 radiator.

**THIRD BEDROOM** (about 2.70m x 2.60m) with 1 radiator.

**BATHROOM** (about 2.60m x 1.70m) with bath (shower fitting), wash basin and w.c. 1 radiator.

## OUTSIDE

Front garden and driveway to the attached brick and tiled **GARAGE** (about 5.50m x 2.70m).

The property features a large rear garden which leads up to the River Trent.

Lawn and paved patio.

Detached sectional concrete Garage type building suitable for Workshop/Hobbies Room etc (approx. 5.0m x 2.50m)

## SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas central heating to radiators.

## LOCAL AUTHORITY

Bassetlaw Council

## COUNCIL TAX

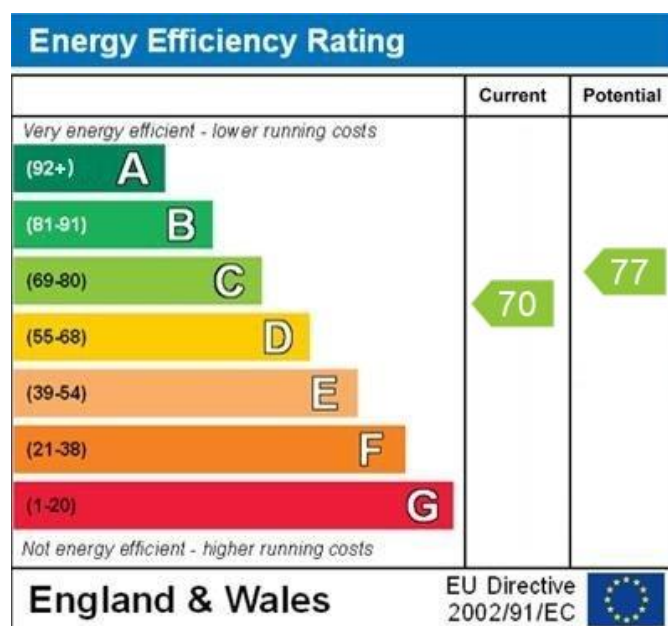
Band '' (on-line enquiry)

## TENURE

Freehold assumed.

## VIEWING

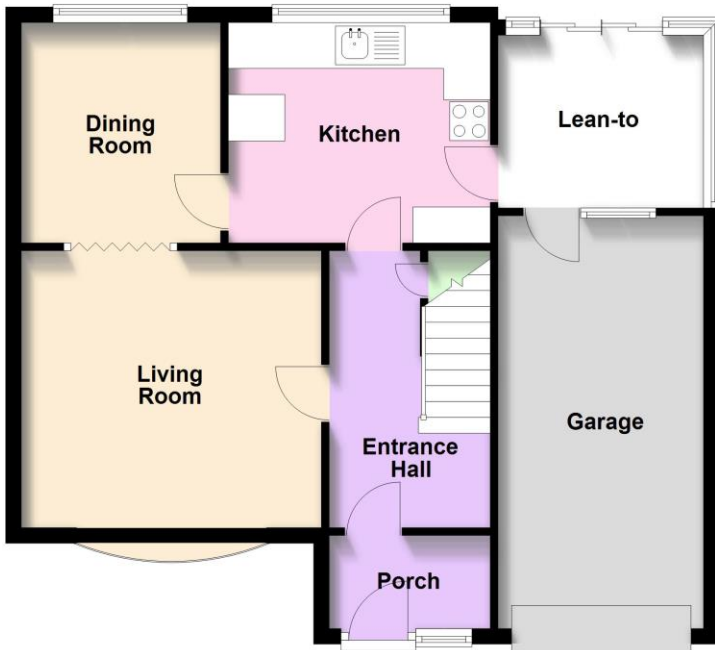
Strictly by prior appointment through Grice & Hunter  
01427 873684





### Ground Floor

Approx. 63.4 sq. metres (682.3 sq. feet)



### First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.0 sq. feet)

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