

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 25 Grove Park, Misterton, DN10 4HF

- A 3 Bedroom Detached House in a quiet cul-de-sac setting
- Modern Kitchen and Bathroom fittings
- PVCu Double Glazing
- Gas Central Heating
- Conservatory addition
- Ground floor cloaks (wc)
- Detached Garage
- Well maintained throughout



**£295,000**



A popular style of Detached House occupying a pleasant residential setting within this well served village which includes a good range of local facilities. The house was built around 1990 and also benefits from:

- Replacement windows and doors (about 2 years old)
- Extensive driveway parking
- Detached brick and tiled garage
- Attractive rear Garden
- House nicely set back from the road
- Fully tiled Bathroom
- Fitted wardrobes to main bedroom
- 3 Double Bedrooms

#### ACCOMMODATION (room sizes approx. only)

##### Ground Floor

**ENTRANCE HALL** with composite front entrance door, radiator, side facing window, laminate flooring and under stairs storage cupboard.

**CLOAKROOM** with wash basin, wc, radiator and laminate flooring.

**LOUNGE** (4.25m x 3.43m) with decorative fireplace with coal effect gas fire, radiator and front facing bay window.

**DINING ROOM** (3.46m x 2.82m) with radiator, laminate flooring and double-glazed patio doors leading to

**CONSERVATORY** (3.40m x 2.95m) double glazed with 2 radiators and doors to garden.

**KITCHEN** (3.60m x 2.82m) including cream base and wall cabinets, single drainer sink, integrated oven, 4 ring induction hob with extractor over, plumbing for washing machine, dishwasher and space for fridge freezer. Tiled flooring, radiator and exterior composite door leading to paved garden terrace.

##### First Floor

##### LANDING

**BEDROOM 1** (3.95m x 3.30m) solid oak built in bedroom furniture including double wardrobes and central chest of drawers with storage over. Rear facing window and radiator.

**BEDROOM 2** (3.80m x 2.86m) rear facing window and radiator.

**BEDROOM 3** (3.60m x 2.35m) shelved double storage cupboard. Front facing window and radiator.

**BATHROOM** (2.83m x 1.70m) being fully tiled with shower bath, wash stand basin and toilet. Towel radiator and laminate flooring.

##### OUTSIDE

Open plan front lawned garden with side driveway having parking space for several cars. Detached brick and tiled **GARAGE** (5.40m x 2.50m) with 2.2-metre-high electric roller shutter door, light and power.

Attractive and nicely established rear garden with colourful border, block paved terrace extending to **Potting Shed** area with wall mounted electric tubular heater and sockets. Outside lighting, weatherproof electric socket and water tap.

##### SERVICES (not tested)

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

##### LOCAL AUTHORITY

Bassetlaw District Council

**COUNCIL TAX** Band 'C' (on-line enquiry)

**TENURE** Freehold.

##### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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