

# HUNTERS®

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## Brickenhole Lane

Walkeringham, Doncaster, DN10 4HX

Asking Price £250,000



Council Tax: C



# 1 Brickenhole Lane

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## ACCOMMODATION

uPVC double glazed entrance door with side windows leading into Entrance Porch with wooden glazed entrance door into:

## HALLWAY

Radiator, airing cupboard and doors giving access to:

## LOUNGE

17'11" x 13'3" (5.48m x 4.05m )

uPVC double glazed window to the front elevation, radiator, stone built fireplace with tiled hearth and wooden mantle, inset open fronted gas fire and coving to ceiling.

## MASTER BEDROOM

12'11" x 9'11" (3.94m x 3.03m )

uPVC double glazed window to the front elevation, radiator and coving to ceiling.

## BEDROOM TWO

13'1" x 8'1" (4.01m x 2.47m )

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

## BEDROOM THREE

9'11" x 7'11" (3.03m x 2.43m )

uPVC double glazed window to the side elevation, radiator and coving to ceiling.

## W.C.

7'10" x 3'0" (2.41m x 0.93m )

uPVC double glazed window to the rear elevation, w.c. part tiled walls and tiled flooring.

## SHOWER ROOM

7'10" x 5'4" (2.40m x 1.64m )

uPVC double glazed window to the rear elevation, suite comprising pedestal wash hand basin, walk in double shower cubicle, part tiled walls with mermaid boarding to shower area, radiator and tiled flooring.

## KITCHEN DINER

16'3" x 13'1" to its maximum dimension (4.97m x 3.99m to its maximum dimension)

uPVC double glazed window to the rear elevation and uPVC double glazed French doors leading into the Conservatory. Wood finished fitted kitchen comprising base, drawer and wall units with breakfast bar, complementary work surfaces, washing machine, integrated fridge, part tiled flooring and coving to ceiling.

## CONSERVATORY

12'3" x 9'8" (3.74m x 2.97m )

Constructed on a low level brick wall with uPVC double glazed frame pitch roof and French doors to the side elevation, wall mounted electric heater.

## UTILITY AREA

11'10" x 7'11" (3.63m x 2.43m )

Doorway from Kitchen.

uPVC double glazed door to the front elevation with window to the side and second uPVC double glazed entrance door to the rear elevation leading out to the rear garden with window to the side.

## EXTERNALLY

To the front is a walled garden mainly set to lawn with planted borders and a block paved drive allowing off road parking for multiple vehicles leading to the attached Garage with electric door, light and

power and housing the gas fired central heating boiler. To the rear is an enclosed garden with two patio areas, lawn area and borders, space for garden shed.

#### COUNCIL TAX

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

#### 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

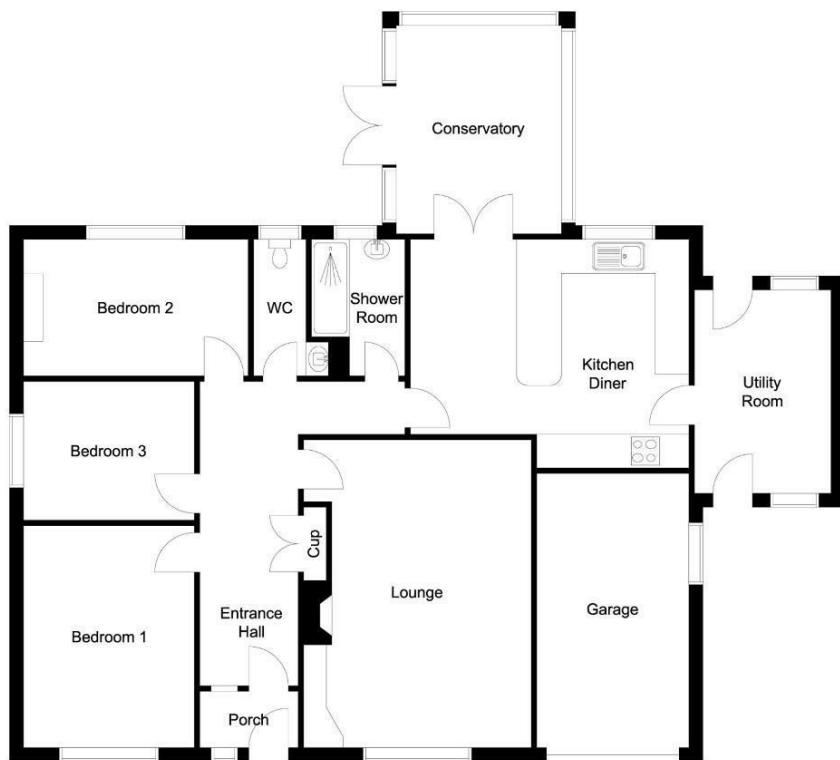


## Terrain Map



## Floor Plan

128 sq m/1377.78 sq ft  
Approx.

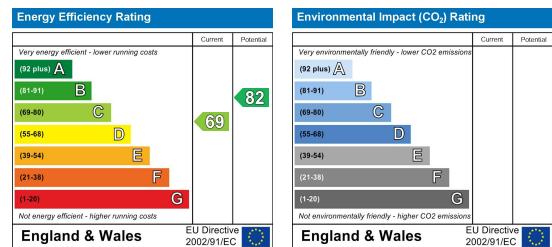


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
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## Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 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.