

# HUNTERS®

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## Saxon Way

Harworth, DN11 8PZ

Guide Price £200,000



Council Tax: B



# 2 Saxon Way

Harworth, DN11 8PZ

Guide Price £200,000



## DESCRIPTION

Briefly the property comprises entrance hall, lounge diner, kitchen and conservatory to the ground floor with three bedrooms, bathroom and separate wc to the first floor, whilst outside is a garden to the side and rear and garage with drive allowing off street parking for one vehicle.

The village of Harworth lies adjacent to Bircotes and offers a range of amenities including Asda Supermarket, shops, Serlby Academy, parks, health centre, library, community hall, pubs and the market town of Bawtry is approximately four miles away which also offers a wealth of amenities including shops, boutiques, restaurants and the Crown Hotel. The village is ideally located for commuting being a short drive to the A1M and twelve miles northwest of Retford which lies on the east coast mainline.

## ACCOMMODATION

A porched overhang with stone steps leads to a composite door with two glass panels giving access to:

### ENTRANCE HALLWAY

6'0" x 6'0" (1.84 x 1.85)

giving access to the lounge diner and stairs rising to the first floor accommodation.

### LOUNGE DINER

14'9" to maximum dimension x 24'3" (4.52m to maximum dimension x 7.41m)

TV point, bay window to the front elevation, dado rail, two radiators, sliding door opening to the conservatory and door leading into:

## KITCHEN

8'2" x 10'10" (2.50m x 3.32m)

Wall and base units in wood with complementary worktops, spaces for cooker, washing machine and fridge freezer, double stainless steel sink and drainer, tiled splashback, under stairs cupboard, window to the rear elevation, radiator and composite door with two glass panels to the side elevation.

## CONSERVATORY

9'11" x 9'1" (3.03m x 2.78m)

Dimmer switch, wood panel flooring and doors opening to the rear garden.

## FIRST FLOOR LANDING

5'10" x 9'1" (1.79m x 2.78m)

Providing access to the bedrooms, bathroom and wc, cupboard housing the Ideal Logic boiler, window to the side elevation.

## BEDROOM ONE

10'2" x 12'9" (3.1m x 3.90m)

Window to the front elevation and radiator.

## BEDROOM TWO

7'7" x 11'3" (2.32m x 3.45m)

Built in wardrobes, TV and telephone connections, window to the rear elevation and radiator.

## BEDROOM THREE

7'7" x 9'1" (2.32m x 2.78m)

Built in wardrobe, cupboard, window to the front elevation and radiator.

## BATHROOM

4'11" x 5'6" (1.51m x 1.70m)

Tiled throughout with matching white suite

comprising panel bath with shower attachment, pedestal sink, chrome radiator, obscure window to the rear elevation.

### WC

2'10" x 5'9" (0.87m x 1.77m)

Half tiled with low level flush wc, vinyl flooring and window to the side elevation.

### EXTERNALLY

The front and side is laid to lawn with wrought iron railing surrounds, Driveway to the other side with stone chip area leads to the garage and allowing one vehicle to park off road. Wooden tool shed and gate leading to the rear garden.

The rear garden is laid to lawn, stone chip and shale sections with mature shrubs, paved seating area, outside tap and fencing to three sides.

### GARAGE

Split into two sections the front being accessed via an up and over door and measuring 2.43m x 2.76m with lights and power socket whilst the rear is accessed via a side personal composite door and measures 2.42m x 2.67m with window to the rear elevation and lighting.

### COUNCIL TAX

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

### 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



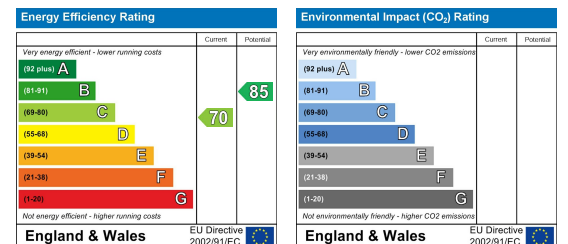
## Floor Plan



## 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.