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Fox Covert Lane

Misterton, Doncaster, DN10 4EJ

Offers In The Region Of £315,000

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Council Tax: B

1 Fox Covert Lane

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DESCRIPTION

Briefly the property comprises entrance hall, lounge/sitting area, kitchen diner, utility and downstairs cloakroom to the ground floor, whilst the first floor has five bedrooms, bathroom and separate w.c. Outside are gardens to the front and rear and log cabin and off street parking for several vehicles. The property also benefits from gas central heating and double glazing.

Misterton is a village lying six miles northwest of the market town of Gainsborough on the A161 and twelve miles north east of Retford which lies on the east coast mainline both of which have a wealth of amenities. The village itself has a primary school, Co-op, post office, butchers, doctors' surgery, church, two public houses, three takeaways, bowls and football clubs. It also benefits from a Children's Dance School, Riding School and Swimming Pool.

ACCOMMODATION

Accessed via a composite door to the front with glass panels and providing access to:

ENTRANCE HALL

5'10" x 12'5" (1.80m x 3.79m)

Providing access to the lounge/sitting area and kitchen diner, stairs rising to the first floor accommodation with understairs coat cupboard and sliding shoe drawer, wood panel flooring,

LOUNGE

10'5" to its maximum dimension x 24'0" (3.18m to its maximum dimension x 7.34m)

Feature fireplace with stone hearth housing log burner and wood mantel over, wall recess housing TV with socket to one side and to the other shelving, corner shelf with t.v. connection, window to the front elevation, space into sitting area with white uPVC French doors to the rear elevation, wood panel flooring throughout.

L SHAPED KITCHEN DINER

16'8" x 26'10" to maximum dimensions (5.10m x 8.20m to maximum dimensions)

With wall and base units in white and complementary worktops, two built in Neff double ovens with grill and microwave, integrated Neff coffee machine, integrated dishwasher and tall fridge, bin drawer, wine cooler, sink with mixer tap, breakfast bar incorporates a four ring Neff induction hob. White uPVC French doors to the front elevation and a single uPVC door to the rear with glass panel, further wooden door leading into the utility, two windows to the side elevation, electric wall radiator, wood panel flooring and spotlights to ceiling.

UTILITY

7'3" x 7'4" (2.22m x 2.26m)

Provision under worktop for automatic washing machine and dryer, cupboard housing Ideal boiler, windows to the side and rear elevations, white uPVC door with glass panel leading out to the rear garden, wood panel flooring and door into:

DOWNSTAIRS CLOAKROOM

Low level flush wc, wash hand basin in unit with mixer tap and drawers under, vanity unit over, spotlights to ceiling, wood panel flooring and window to the rear elevation.

FIRST FLOOR LANDING

10'7" x 5'6" to maximum dimensions (3.25m x 1.69m to maximum dimensions)

Providing access to the five bedrooms, bathroom and separate WC, loft hatch with wood banniister.

BEDROOM ONE

10'3" x 12'5" (3.14m x 3.80m)

TV point and bracket, built in cupboard, window to the front elevation.

BEDROOM TWO

11'2" x 9'10" (3.41m x 3.02m)

Window to the rear elevation.

BEDROOM THREE

9'5" x 13'5" (2.89m x 4.10m)

Window to the front elevation.

BEDROOM FOUR

7'2" x 10'5" (2.20m x 3.18m)

Four built in cupboards, shelves in wall recess, spotlights to ceiling, window to the rear elevation and radiator.

BEDROOM FIVE

7'4" x 9'6" (2.24m x 2.90m)

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

BATHROOM

6'2" x 6'11" (1.89m x 2.11m)

Tiled throughout with black and gold tiling, matching black suite with shower attachment, wall radiator, spotlights to ceiling, window to the rear elevation.

SEPARATE WC

Matching tiling to the bathroom with low level flush wc in black, wash hand basin with mixer tap in unit, wall radiator, loft hatch, two windows to the side elevation.

EXTERNALLY

The front of the property is laid to block paving facilitating off street parking for several vehicles and lawn with stone chip border, fencing to one side and trees to the other.
The rear garden has a raised lawn split by paving, further paved seating area accessible from the kitchen and lounge diner, outside TV connection and bracket, three double power sockets, external lights fencing and log cabin.
A side gate leads to the front with stone chip flooring and outside tap.

LOG CABIN

20'0" x 11'8" (6.10m x 3.56m)

A useful outbuilding with multiple uses currently used as a gym, with tiled matt flooring, shower unit housing Mira electric shower, power and lighting with fusebox in cupboard, window and French doors to the front elevation, . To the side is space and power for a hot tub.

TENURE - Freehold

COUNCIL TAX

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

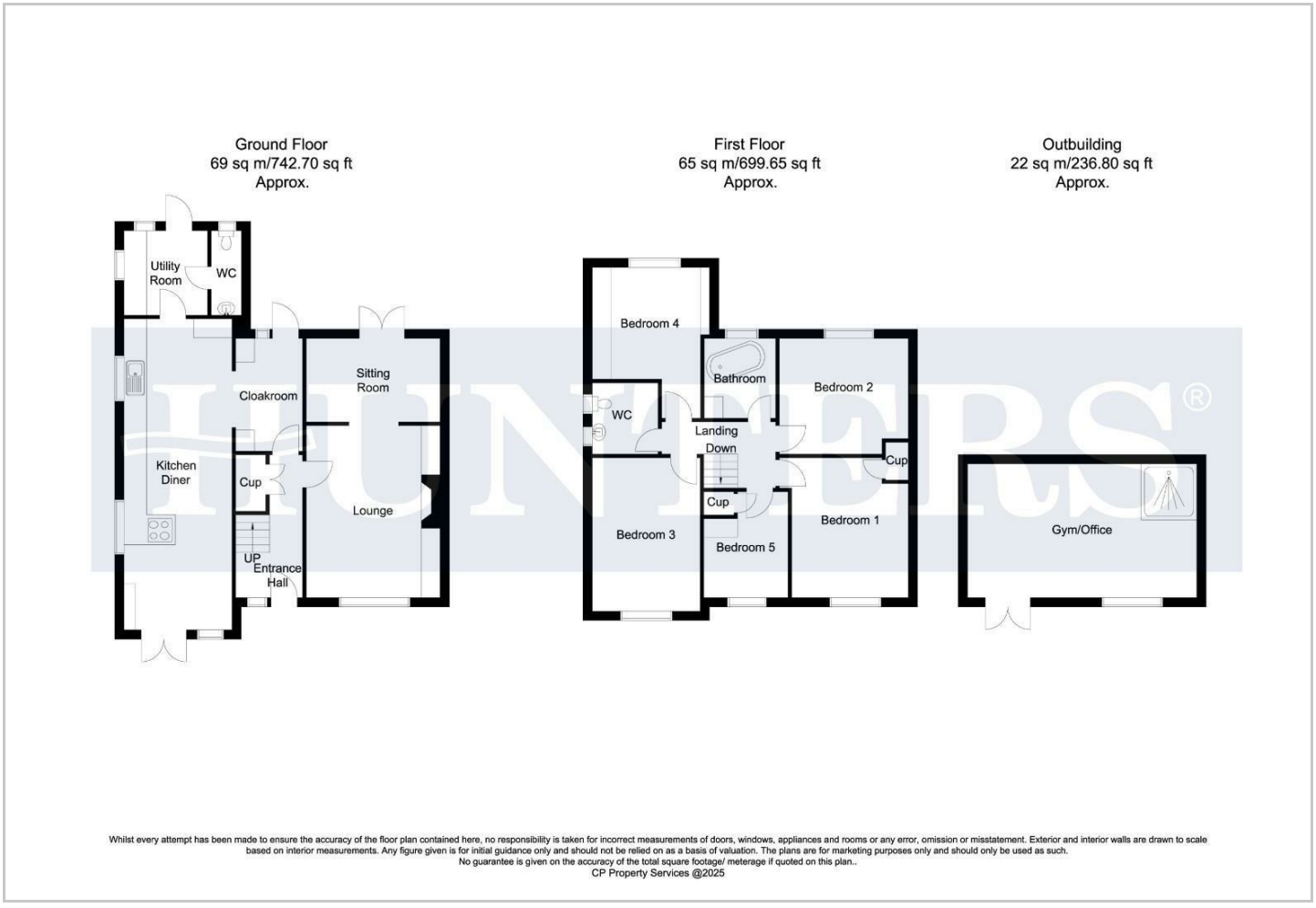
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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

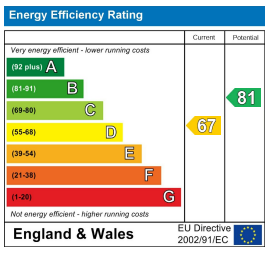


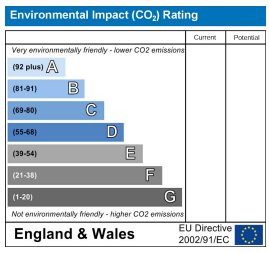
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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..
CP Property Services @2025

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.
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