

# HUNTERS®

HERE TO GET *you* THERE



## The Grove

Beckingham, Doncaster, DN10 4QQ

£250,000



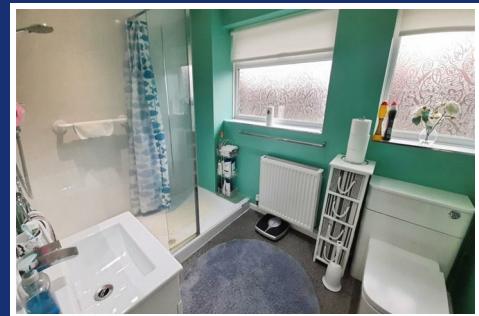
Council Tax: B



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## ACCOMMODATION

uPVC double glazed entrance door with side windows leading into:

## ENTRANCE HALLWAY

Radiator, loft access and doors in turn giving access to:

## L SHAPED LOUNGE DINING ROOM

20'11" x 15'0" to its maximum dimensions (6.40m x 4.59m to its maximum dimensions)

uPVC double glazed windows to both the front and rear elevation, two radiators and coving to ceiling.

## KITCHEN

11'11" x 8'8" (3.65m x 2.66m )

uPVC double glazed entrance door and window to the rear elevation looking out to the rear garden, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, space for cooker, provision for automatic washing machine, further space for fridge freezer, larder unit, tiled flooring and radiator.

## MASTER BEDROOM

11'9" x 9'11" (3.59m x 3.04m )

uPVC double glazed window to the front elevation, radiator, coving to ceiling and range of fitted wardrobes.

## BEDROOM TWO

9'11" x 9'0" (3.04m x 2.75m )

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

## BEDROOM THREE

8'9" x 8'7" (2.69m x 2.62m )

uPVC double glazed window to the front elevation and radiator.

## SHOWER ROOM

8'3" x 5'10" (2.53m x 1.79m )

Two uPVC double glazed windows to the rear elevation and suite comprising w.c, hand basin mounted in vanity unit with tiled splashback and walk in double shower cubicle with mermaid boarding, radiator and spotlights to ceiling.

## EXTERNALLY

To the front is a low maintenance gravel garden with planted borders and a driveway allowing off road parking for multiple vehicles leading to the brick built garage with light and power. The enclosed rear garden is divided into slabbed patio area, lawn area and further area for a garden shed.

## COUNCIL TAX

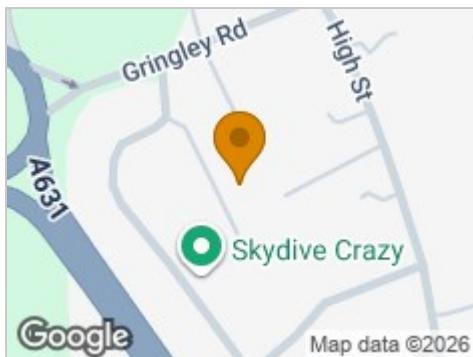
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'B'

## 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

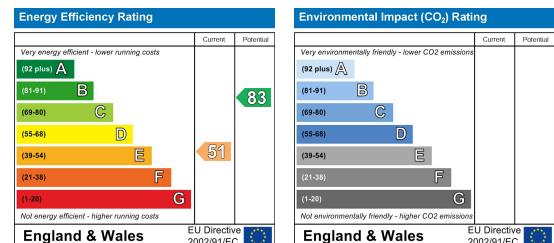


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

## 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.