

HUNTERS[®]

HERE TO GET *you* THERE



Fox Covert Lane

Misterton, Doncaster, DN10 4ER

Asking Price £130,000



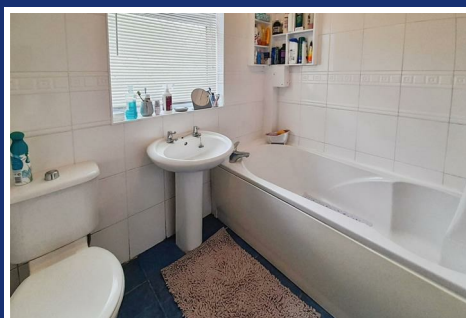
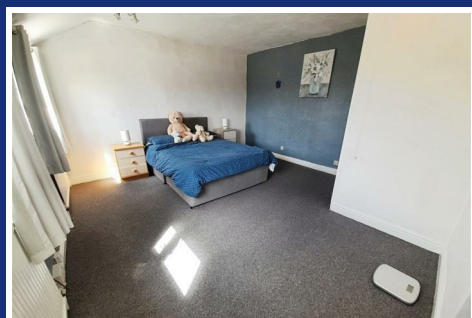
Council Tax: A



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ACCOMMODATION

Composite entrance door leading into:

LOUNGE

13'7" x 11'5" (4.15m x 3.50m)

uPVC double glazed window to the front elevation, stone fireplace with wooden mantle and fire, radiator, coving to ceiling, glazed sliding doors giving access to:

DINING ROOM

11'10" x 8'6" (3.61m x 2.61m)

Radiator, coving to ceiling, access to under stairs storage cupboard and door giving access to stairs rising to the first floor accommodation. Opening gives access into:

KITCHEN

10'11" x 9'3" (3.33m x 2.82m)

Two uPVC double glazed windows to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker and low level appliances, including provision for automatic washing machine, coving to ceiling, radiator and door giving access to:

HALLWAY

Radiator and doors giving access to:

BATHROOM

7'4" x 5'10" (2.25m x 1.79m)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath with mixer shower over, tiled walls and flooring, radiator, coving to ceiling, loft access.

WOODEN LEAN TO

Door from Hallway with glazed windows and entrance door to the side elevation, tiled flooring.

FIRST FLOOR LANDING

Doors giving access to:

MASTER BEDROOM

15'3" x 13'6" to its maximum dimensions (4.65m x 4.13m to its maximum dimensions)

Two uPVC double glazed windows to the front elevation with field views and two radiators.

BEDROOM TWO

11'9" x 8'5" (3.59m x 2.59m)

uPVC double glazed window to the rear elevation, radiator, laminate flooring and useful storage cupboard, loft access.

EXTERNALLY

To the front is a walled low maintenance garden with pathway leading to the front entrance door and access to the rear garden. The enclosed extended rear garden is mainly set to lawn with patio area and shed to the rear.

TENURE - Freehold

COUNCIL TAX

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

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 at £45.00 + VAT



Road Map



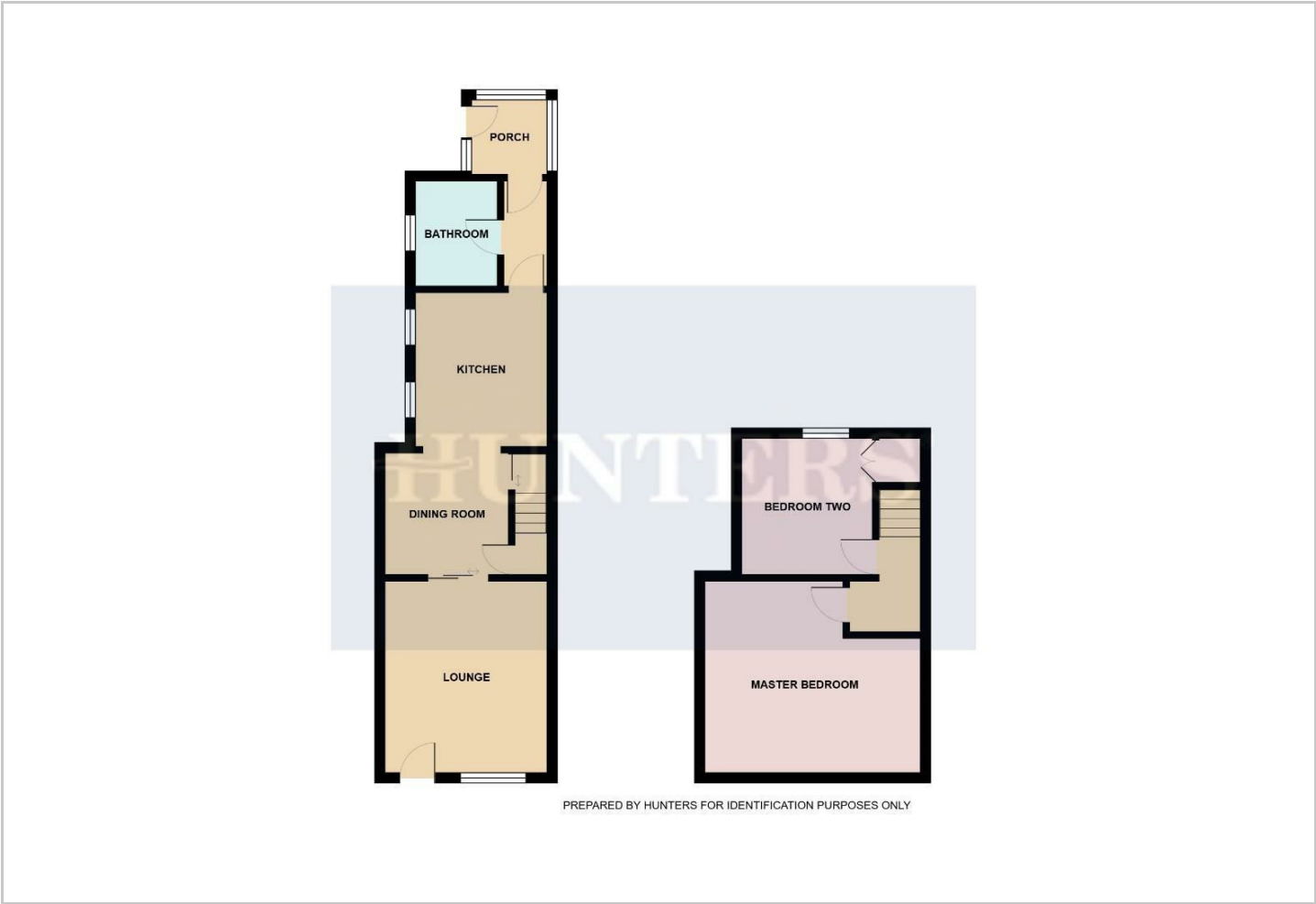
Hybrid Map



Terrain Map



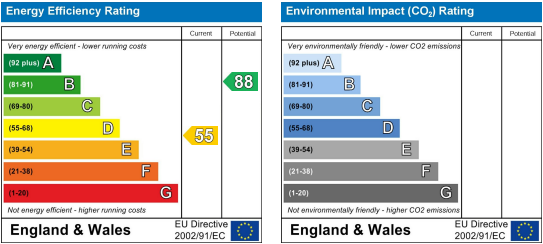
Floor Plan



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.