

HUNTERS[®]

HERE TO GET *you* THERE



Fountain Hill

Walkeringham, Doncaster, DN10 4LX

£475,000



Council Tax: F



Wisteria Cottage Fountain Hill

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ACCOMMODATION

Wooden entrance door with panel side windows giving access to:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, uPVC double glazed sash window to the front elevation, radiator, inset spotlights and doors in turn giving access to:

LOUNGE

22'8" x 15'2" (6.93m x 4.63m)
uPVC double glazed bay window to the rear elevation overlooking the garden and two uPVC double glazed windows to the side elevation, fireplace housing multi fuel stove, radiator and electric wall mounted heater, coving to ceiling and wooden glazed doors giving access to:

CONSERVATORY

12'7" x 10'5" to its maximum dimensions (3.84m x 3.20m to its maximum dimensions)
Constructed on a low level wall with uPVC double glazed frame, pitched roof, radiator and French doors to the side elevation.

DINING ROOM/STUDY

16'0" x 11'0" to its maximum dimensions (4.90m x 3.36m to its maximum dimensions)
uPVC double glazed window to the rear elevation, coving to ceiling and range of book shelving.

SIDE HALLWAY

Doorway from the Entrance Hallway.
With radiator, coving to ceiling and wooden part glazed stable door to the side elevation. Door giving access to:

KITCHEN

14'7" x 10'9" (4.47m x 3.29m)
uPVC window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset sink and drainer with mixer tap, space for range cooker and further provision for low level appliances, tiled flooring and feature beams to ceiling.

UTILITY

10'8" x 7'3" (3.27m x 2.21m)
uPVC double glazed sash window to the front elevation, range of fitted base, wall and larder units with complementary work surface, inset sink and drainer with mixer tap, tiled walls, coving to ceiling, provision for automatic washing machine and dryer, floor standing oil fired central heating boiler.

DOWNSTAIRS SHOWER ROOM

7'3" x 7'0" (2.22m x 2.14m)
uPVC double glazed sash window to the front elevation, radiator and suite comprising low level w.c, handbasin mounted in vanity unit and shower cubicle, tiled flooring and spotlights to ceiling.

THIRD RECEPTION ROOM

11'6" x 10'4" (3.53m x 3.16m)
uPVC double glazed window to the front elevation and radiator.

FIRST FLOOR LANDING

With uPVC double glazed sash window to the front elevation, radiator, loft access, spotlights to ceiling and doors in turn giving access to:

BEDROOM THREE

12'9" x 10'11" (3.89m x 3.33m)

uPVC double glazed sash window to the rear elevation, radiator, fitted wardrobe with sliding doors and spotlights to ceiling.

BEDROOM TWO

13'1" x 10'11" (3.99m x 3.35m)

uPVC double glazed window to the rear elevation, radiator and access to attic storage.

MASTER BEDDROOM

15'1" x 11'9" (4.61m x 3.60m)

uPVC double glazed sash windows to the rear and side elevations, range of fitted furniture including wardrobes, overhead storage cupboards and drawers with dressing table, coving to ceiling and spotlights.

DRESSING AREA

7'6" x 6'11" (2.31m x 2.12m)

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

FAMILY BATHROOM

9'0" x 7'5" (2.75m x 2.27m)

uPVC double glazed window to the front elevation, suite comprising w.c, pedestal wash hand basin and panel sided bath, radiator and part wood panel/part tiled walls

EXTERNALLY

To the front is a gated driveway allowing off road parking for multiple vehicles with turning area leading to the attached Garage with light and power and automatic door. A pathway leads to the front entrance door and access to the enclosed rear garden which is mainly set to lawn with slabbed patio area and countryside views.

TENURE - Freehold

COUNCIL TAX

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



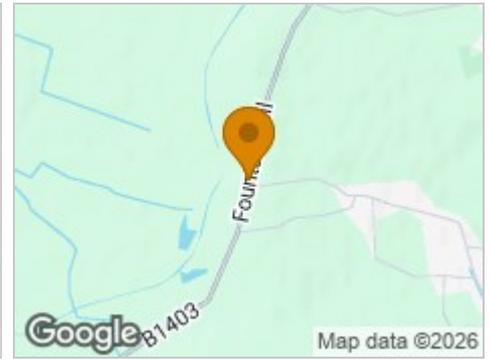
Road Map



Hybrid Map



Terrain Map



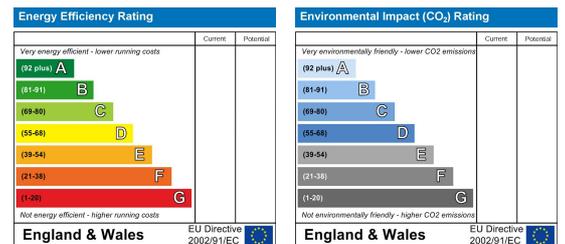
Floor Plan



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.