HUNTERS®

HERE TO GET *you* THERE



Loxley Mews

Auckley, Doncaster, DN9 3QQ

£185,000

3 2 1 B

Council Tax: B





6 Loxley Mews

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ACCOMMODATION
Accessed via a uPVC entrance door leading into:

ENTRANCE HALL
Laminate flooring and internal doors providing access to the downstairs w.c. and Lounge.

GROUND FLOOR W.C.
5'2" x 3'2" (1.59m x 0.99m)
Fitted with a WC and wash hand basin, vinyl flooring and extractor fan.

LOUNGE
15'0" x 11'11" (4.58m x 3.64m)
Double-glazed bay window to the front elevation, carpeted flooring, wall-mounted radiator and TV point. An internal door provides access to the stairs and

KITCHEN /DINER
15'6" x 8'6" (4.73m x 2.61m)
Fitted with a range of wall and base units complemented by laminate worktops, incorporating a single bowl sink, oven, hob and extractor, together with a fridge/freezer. Further features include a wall-mounted radiator and French doors providing direct access to the rear garden.

FIRST FLOOR LANDING
Providing access to the Bedrooms and the family bathroom. Further features include a loft access hatch and a useful airing/storage cupboard.

MASTER BEDROOM
32'1" x 10'8" (9.78m x 3.26m)
Two double-glazed uPVC windows to the rear elevation. Further features include a wall-mounted radiator and access to:

EN SUITE SHOWER ROOM
6'10" x 4'6" (2.10m x 1.38m)
Fitted with a shower, WC and wash hand basin, complemented by part-tiled walls. Further features include an obscured window to the side elevation, extractor fan and wall-mounted radiator.

BEDROOM TWO
12'8" x 8'1" (3.88m x 2.47m)
Double-glazed uPVC window to the front elevation and a wall-mounted radiator.

BEDROOM THREE
7'4" x 7'2" (2.26m x 2.19m)
uPVC double glazed window to the front elevation and wall mounted radiator.

FAMILY BATHROOM
6'9" x 5'10" (2.07m x 1.79m)
Fitted with a bath, shower, WC and wash hand basin, complemented by part-tiled walls. Further features include an obscured window to the side elevation, extractor fan and a wall-mounted radiator.

EXTERNALLY
To the rear is a south-easterly facing rear garden, predominantly laid to lawn with a patio area. The garden is enclosed by a low wall topped with timber fencing and benefits from gated access to both the side and rear, together with a shed providing useful external storage.

TENURE - Freehold

COUNCIL TAX
Through enquiry of the Doncaster 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 at £45.00 + VAT









Road Map



Hybrid Map



Terrain Map

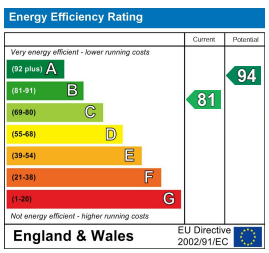


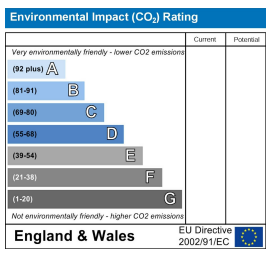
Floor Plan

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.

6 High Street, Bawtry, DN10 6JE
Tel: 01302 710773 Email: Bawtry@hunters.com https://www.hunters.com