

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



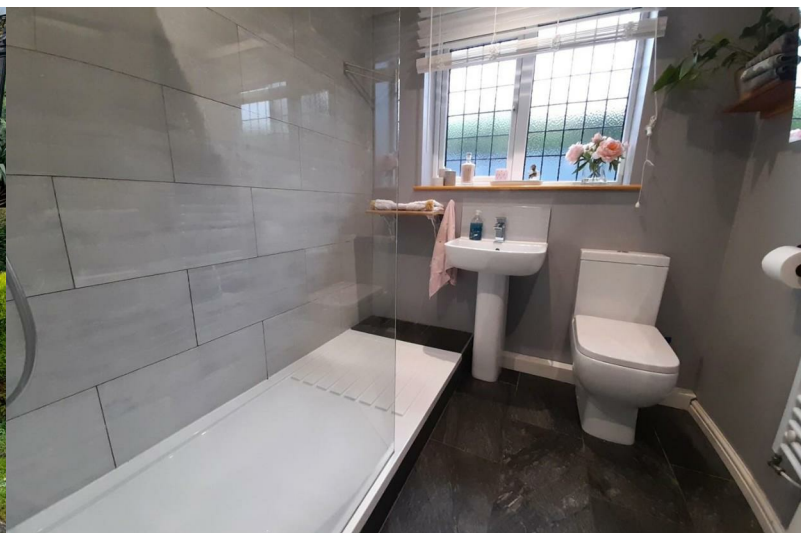
## Herriot Grove

Bircotes, Doncaster, DN11 8ET

Asking Price £245,000



Council Tax: B



# 12 Herriot Grove

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## ACCOMMODATION

uPVC double glazed entrance door leading into:

### ENTRANCE HALLWAY

Loft access, laminate flooring, radiator and doors in turn giving access to:

### OPEN PLAN LOUNGE DINING ROOM

20'10" x 9'11" (6.37m x 3.04m )

With recess into doorway, uPVC double glazed French doors and window to the rear elevation looking out to the rear garden, laminate flooring, two radiators, marble fireplace and hearth with surrounding mantle and inset electric fire, feature dado rail and coving to ceiling.

### KITCHEN

10'6" x 7'3" (3.22m x 2.21m )

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset ceramic sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor fan over, provision for dishwasher, space for fridge freezer and tiled flooring.

### MASTER BEDROOM

11'11" x 10'3" (3.65m x 3.14m )

uPVC double glazed window to the front elevation, radiator, laminate flooring, dado rail and coving to ceiling.

### BEDROOM TWO

11'11" x 10'4" to maximum dimensions (3.65m x 3.16m to maximum dimensions)

uPVC double glazed window to the front elevation, radiator, laminate flooring, dado rail and coving to ceiling.

### BEDROOM THREE

7'3" x 6'5" (2.23m x 1.97m )

uPVC double glazed window to the side elevation, radiator, laminate flooring and coving to ceiling.

### UTILITY ROOM

6'6" x 6'5" (1.99m x 1.97m )

uPVC double glazed window to the side elevation, fitted work surface with provision for automatic washing machine and space for dryer below range of shelving, tiled flooring and radiator.

### SHOWER ROOM

6'11" x 6'4" (2.13m x 1.94m )

uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin with splashback, walk in shower with tiled splashback, tiled flooring, heated towel rail and spotlights to ceiling.

### EXTERNALLY

To the front is driveway allowing off road parking for multiple vehicles with turning point and a slate chipped front garden, double gates allow access to further parking leading to the brick built garage with light and power. To the rear the enclosed garden is mainly laid to lawn with patio area, side garden and range of useful wooden block built sheds and summer house.

### AGENTS NOTE

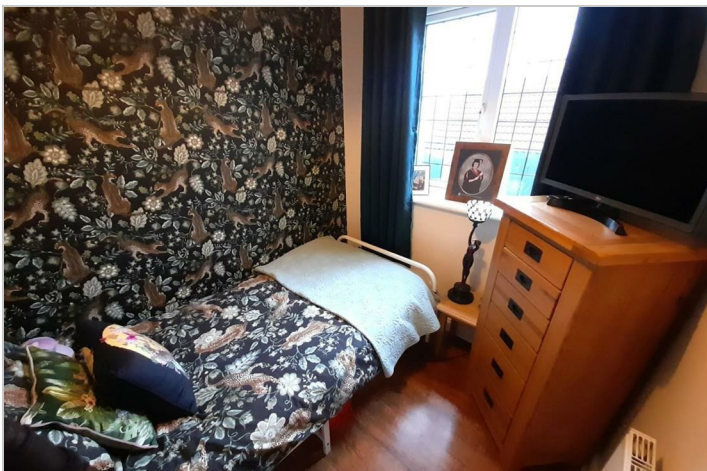
We are aware from the vendor of a piece of land to the rear which is owned by the Council but has been maintained by the current owner for 17 years the vendor has sought legal advise in this regard and has been advised that an indemnity insurance and retrospective claim for the land would need to be applied for by the owner at legal stage.

TENURE Freehold

## RATES

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



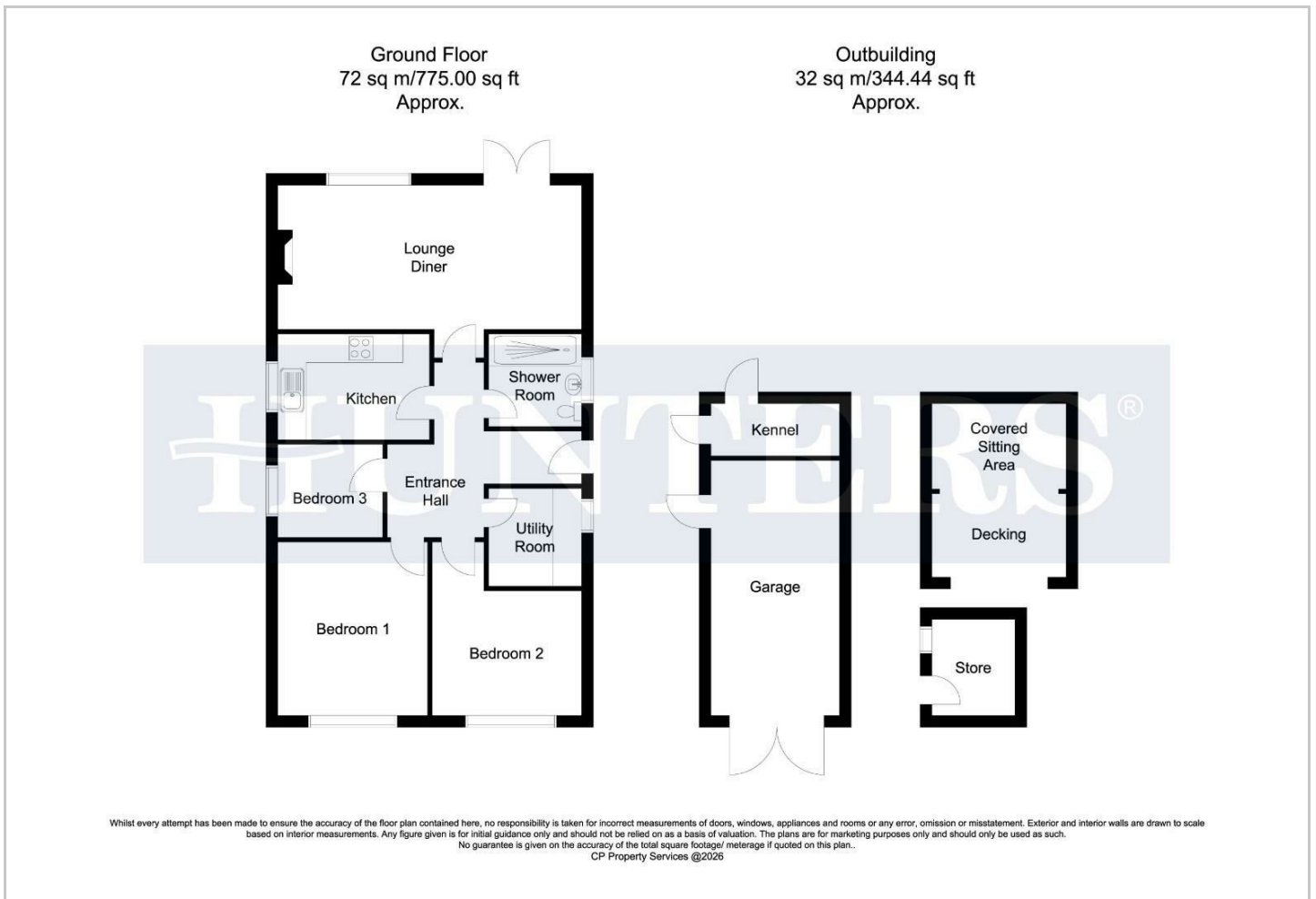
## Hybrid Map



## Terrain Map



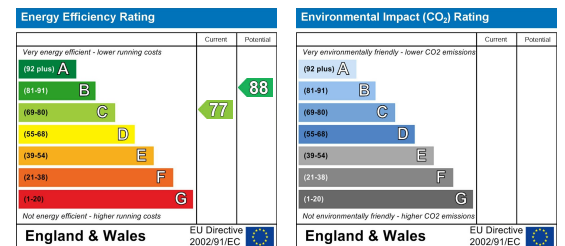
## Floor Plan



## 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.