



Hawthorn Croft, Misterton DN10 4FP

HUNTERS[®]
EXCLUSIVE



Hawthorn Croft, Misterton DN10 4FP

!PRICED TO SELL!

Hunters are delighted to offer this four bedroom detached executive house in a quiet cul de sac location in the village of Misterton. Built in 20015 by Mell Homes and occupied by the current owners from new the property offers modern family living accommodation and viewing is **HIGHLY** recommended.





DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner, utility, snug, study and cloakroom on the ground floor whilst the first floor has four DOUBLE bedrooms, master with en suite and family bathroom. Outside is a drive to the front facilitating off street parking for two vehicles and a garage together with a garden, whilst to the rear is a secure private garden. The property also benefits from gas central heating with a Hive heating system with separate controls for the upper and lower floors and electric underfloor heating to the dining area, bathroom and en suite as well as double glazing and EV charger.

Misterton is a village lying six miles northwest of the market town of Gainsborough on the A161 and twelve miles north east of Retford which lies on the east coast mainline both of which have a wealth of amenities. The village itself has a primary school, Co-op, post office, butchers, doctors' surgery, church, two public houses, three takeaways, bowls and football clubs. It also benefits from a Children's Dance School, Riding School and Swimming Pool.

ACCOMMODATION

A porched entrance with composite door and ornate glass panel leads into:

ENTRANCE HALL

10'1" x 13'9"

Providing access to the lounge, kitchen diner, snug, study and downstairs cloakroom, stairs rising to the first floor accommodation., understairs cupboard, telephone point, wood panel flooring, smoke alarm to ceiling and radiator.

LOUNGE

11'10" x 16'9"

Feature fireplace with surround and gas flame effect fire , TV point, smoke alarm to ceiling, French doors to the rear elevation and radiator.

KITCHEN DINER

11'6" x 23'6"

Wall and base painted wooden units with carousel drawers in cream with complementary solid walnut worktops, built in oven and microwave, four ring induction hob, integrated dishwasher and fridge freezer, underfloor heating and floor air heaters, one and a half polycarbonate sink with mixer tap, wine rack and bin cupboard, fuse box, spotlights to ceiling, French doors to the rear, door into the utility room and space leading into the snug.

UTILITY

6'10" x 6'3"

Wall and base units, space under worktop and plumbing for automatic washing machine, tiled splashback, stainless steel sink with mixer tap, tiled splashback, extractor fan, window and uPVC door to the rear elevation with glass panel.

SNUG

11'6" x 9'1"

Accessed from the kitchen diner with double doors from the hallway and window to the front elevation, radiator.



STUDY

7'11" x 6'5"

TV and telephone points, window to the front elevation and radiator.

DOWNSTAIRS CLOAKROOM

6'1" x 3'2"

Low level flush w.c., corner wash hand basin with mixer tap and cupboard under, towel holder and radiator.

FIRST FLOOR LANDING

9'10" x 9'5"

Access to the bedrooms and family bathroom, store cupboard and radiator.

MASTER BEDROOM

9'10", 15'0" x 13'8"

Built in wardrobes, TV and telephone points, window to the rear elevation and door leading into:

EN SUITE

3'11" x 9'0"

Shower unit with rainfall head and hand held unit and spotlight over, wash hand basin with mixer tap, vanity unit, low level flush w.c., shaving point, underfloor heating, obscure window to the side elevation.

BEDROOM TWO

12'0" x 11'4"

Built in wardrobe, TV point, window to the front elevation and radiator.

BEDROOM THREE

11'5" x 8'7"

Window to the rear elevation and radiator

BEDROOM FOUR

13'8" x 9'0"

Cupboard with shelves, two windows to the front elevation, radiator. Loft access via a ladder which is part boarded with power and lighting and housing the central heating boiler.

FAMILY BATHROOM

Tiled throughout with matching white suite comprising panel bath with overhead shower, wash hand basin with mixer tap in cupboard unit, vanity unit, shaving point, extractor fan, chrome radiator, window to the rear elevation and underfloor heating.

EXTERNALLY

To the front the property is laid to lawn and block paving with shale and



mature borders, EV charger. A block paved drive allows off street parking for two vehicles to the front of the garage.

The private rear secure garden is laid to lawn and stone chip areas with mature beds, two larger tool shed and one smaller shed, fencing, uplighters, two external sockets and an outside tap.

GARAGE

8'9" x 18'9"

Electric door, power and lighting, roof storage.

TENURE - Freehold

COUNCIL TAX

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

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

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. 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.

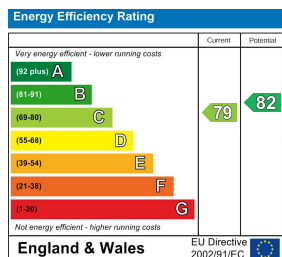
Ground Floor
74 sq m/796.52 sq ft
Approx.

First Floor
64 sq m/688.89 sq ft
Approx.

Outbuilding
15 sq m/161.45 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2025



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <https://www.hunters.com>

HUNTERS®
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE