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Newells Terrace

Misterton, Doncaster, DN10 4DP

£125,000



Council Tax: A



34 Newells Terrace

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£125,000



DESCRIPTION

Briefly the property comprises lounge, kitchen diner and utility to the ground floor and two bedrooms and bathroom to the first floor. There are gardens to the front and rear and a garage. The property also benefits from gas central heating and double glazing.

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

The property is accessed from the front via a composite door with two glass panels which leads into

ENTRANCE HALLWAY

Giving access to the lounge, stairs rising to the first floor accommodation, radiator.

LOUNGE

11'4" x 12'5" (3.47m x 3.81m)

Brick feature fireplace with flame effect fire, two wall lights, TV aerial and telephone point, smoke alarm to ceiling, bay window to the front elevation, radiator and door into:

KITCHEN DINER

14'6" x 10'9" (4.42m x 3.29m)

Wall and base units with complementary work tops, built in Logik oven, four ring Electrolux induction hob

with extractor over, space for fridge freezer, one and a half ceramic sink with mixer tap, tiled splashback, under stairs cupboard, shelf, telephone point, tiled flooring, window to the rear elevation and door leading into:

UTILITY

6'9" x 6'3" (2.07m x 1.92m)

Wall and base unit with complementary worktop and space under for washing machine, wall mounted Ideal boiler, cupboard over door housing fuse box and smart meter, obscure window to the rear elevation, radiator and composite door with glass panel opening to the rear garden.

FIRST FLOOR LANDING

6'6" x 2'7" (1.99m x 0.81m)

Providing access to the bedrooms and bathroom, loft access and smoke alarm to ceiling.

BEDROOM ONE

10'3" x 11'0" (3.14m x 3.37)

Two built in wardrobes with shelf between, further cupboard over stairs with shelving, window to the front elevation and radiator.

BEDROOM TWO

7'6" x 10'2" (2.29m x 3.10m)

Shelf, spotlights to ceiling, window to the rear elevation and radiator.

BATHROOM

Matching white suite comprising panel bath with tiled wall splashback and Mira electric shower, low level flush wc, pedestal sink with splashback, mirror over, towel holder, cupboard with shelving, vinyl flooring, obscure window to the rear elevation and radiator.

EXTERNALLY

The front garden is laid to lawn with paving, mature beds and outside light whilst the rear is also laid to lawn with paving, outside tap and light, and gate to the rear lane with garage access.

GARAGE

10'4" x 17'10" (3.16 x 5.45)

Concrete section construction, up and over door provides access from the lane, power and lighting and side personal door in the rear garden.

TENURE - Freehold

COUNCIL TAX

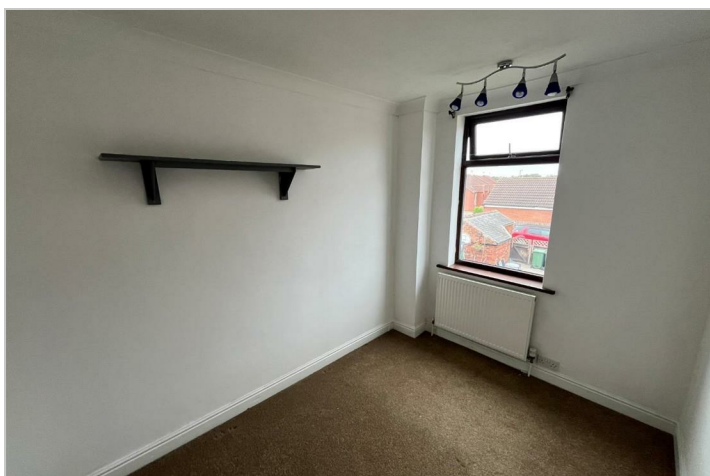
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

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

PROPERTY INFORMATION FORM

<https://app.coadjute.com/ent/share/ec72061b-e9dc-431f-bc7d-7752795018f5>



Road Map



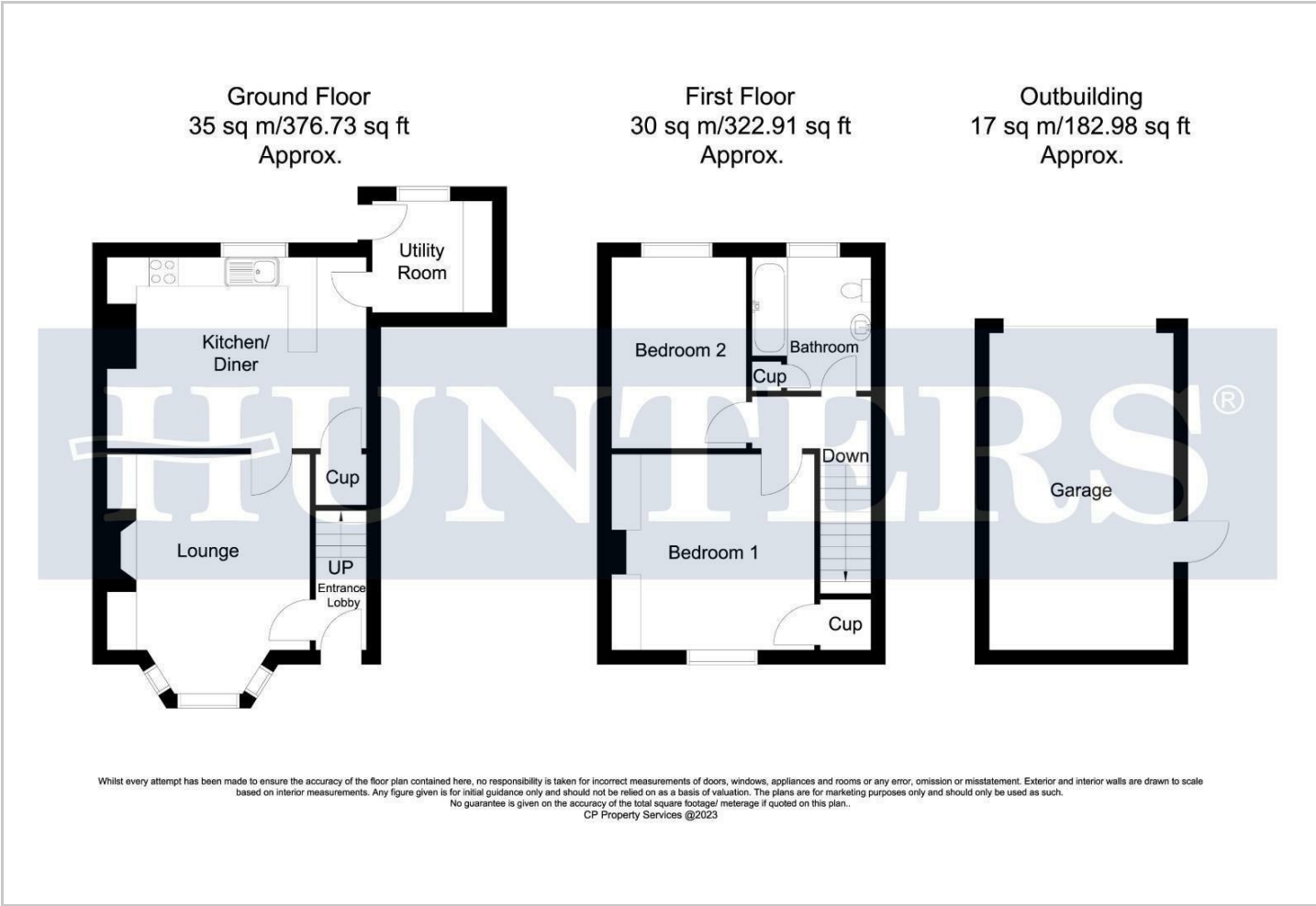
Hybrid Map



Terrain Map



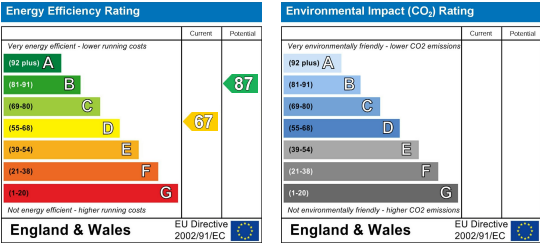
Floor Plan



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.