

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



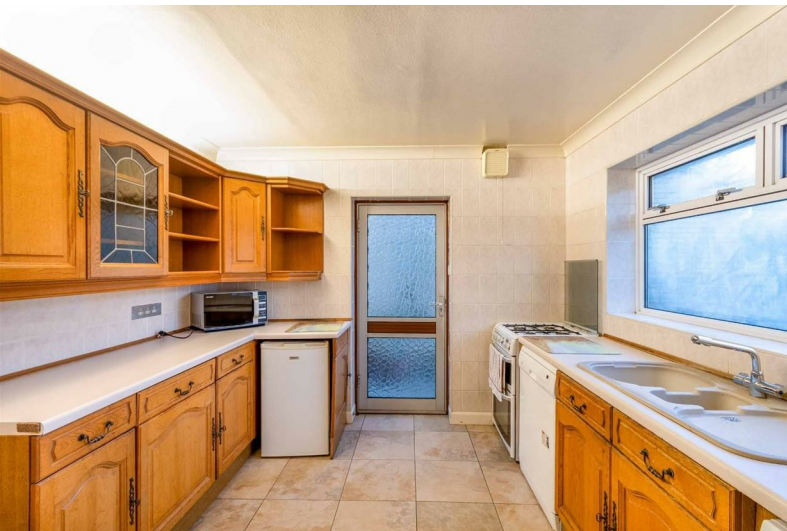
## Minster Road

Misterton, Doncaster, DN10 4AW

Offers In Excess Of £250,000



Council Tax: C



# 24 Minster Road

Misterton, Doncaster, DN10 4AW

Offers In Excess Of £250,000



## DESCRIPTION

Briefly the property comprises entrance hall, lounge, dining room, kitchen, three bedrooms and shower room. Whilst outside are gardens to the front and rear, driveway for off street parking leading to the 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 double glazed aluminium framed door with four glass panels leading into:

### ENTRANCE HALL

12'6" to maximum dimension x 14'8" (3.82m to maximum dimension x 4.49m)

Providing access to the lounge, kitchen, shower room and bedrooms, built in cupboard and radiator.

### LOUNGE

11'8" x 18'7" (3.58m x 5.68m)

Wall mounted electric fire, TV point, windows to the front and rear elevations, radiator and space leading into:

### DINING ROOM

8'10" x 14'2" (2.70m x 4.32m)

Sliding doors opening to the rear garden, radiator and door into:

### KITCHEN

9'10" x 9'10" (3.00m x 3.00m)

Tiled throughout with wall and base units with complementary worktops, spaces for washing machine, dishwasher and fridge, one and a half ceramic sink with mixer tap, tiled flooring, window to the rear elevation and aluminium frame door to the side.

### BEDROOM ONE

9'7" x 13'4" (2.93m x 4.08m)

Built in wardrobe with mirror doors, window to the front elevation and radiator.

### BEDROOM TWO

8'10" x 9'11" (2.70m x 3.03m)

Built in cupboard, window to the side elevation and radiator.

### BEDROOM THREE

9'10" x 7'4" (3.01m x 2.26m)

Window to the side elevation and radiator.

### SHOWER ROOM

6'1" x 7'6" (1.86m x 2.31m)

Tiled throughout with walk in shower unit with rainfall head, wall mounted wash hand basin with mixer tap, low level flush w.c., vanity unit, towel radiator and obscure window to the rear elevation.

### EXTERNALLY

The front garden is laid to lawn with mature beds,

paving and a drive leading to the garage which allows off street parking for two vehicles. The private rear garden is also laid to a split level lawn with mature beds, trees, outside tap, two greenhouses and store shed built to the back of the garage.

### GARAGE

9'3" x 16'4" (2.84m x 4.98m )

Up and over door with power and lighting, door to the rear store/utility and window.

TENURE - Freehold

### COUNCIL TAX

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

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

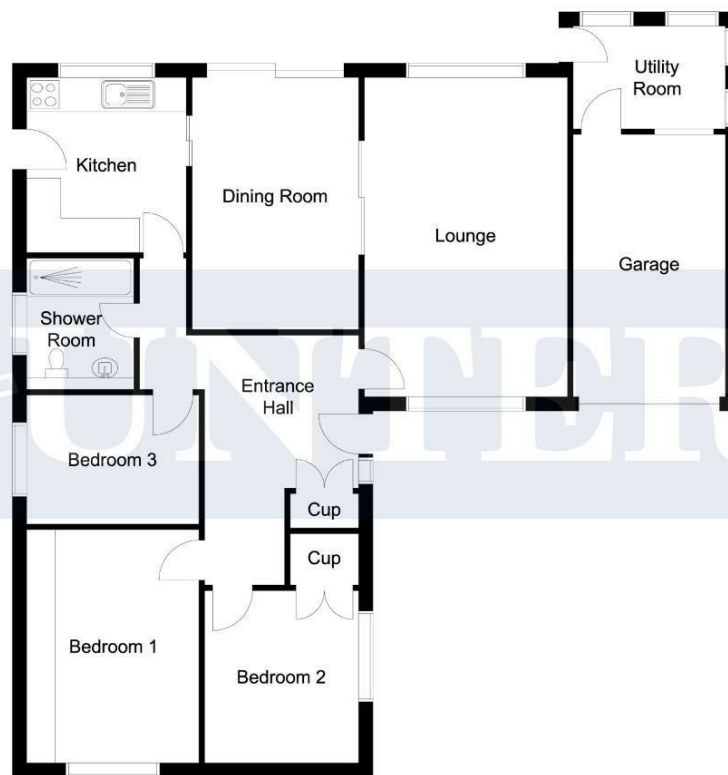


## Terrain Map



## Floor Plan

108 sq m/1162.50 sq ft  
Approx.

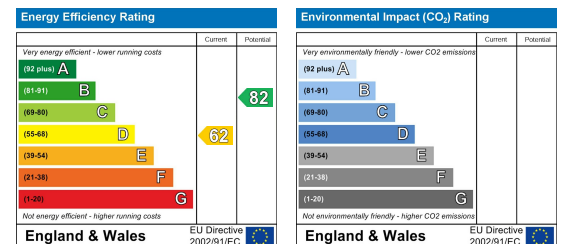


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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

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.