

# HUNTERS®

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**Marsh Lane**  
Misterton, DN10 4DL

Offers Over £180,000



Council Tax: A



# 63 Marsh Lane

Misterton, DN10 4DL

Offers Over £180,000



## DESCRIPTION

Briefly the property comprises lounge, dining room, kitchen, utility room and bathroom on the ground floor with three bedrooms to first floor whilst outside is a garden to the rear with garage to the side along with off street parking. The property also benefits from gas central heating and double glazing.

Misterton lies six miles northwest of the market town of Gainsborough on the A161 which has a wealth of amenities and the village benefits from a Primary School, Co-op, Post Office, Doctors Surgery, Church, two public houses, bowls, and football clubs. The east coast mainline is within easy reach via Retford to the south or the city of Doncaster to the northwest.

## ACCOMMODATION

The property is accessed to the front via a white uPVC door with glass panels leading into:

### ENTRANCE HALLWAY

3'0" x 14'4" (0.93 x 4.39)

Providing access to the lounge and dining room, stairs rising to first floor accommodation, radiator.

### LOUNGE

12'8" x 11'1" (3.88 x 3.40)

Gas flame effect fire, TV point, two wall lights, window to the front elevation and radiator.

### DINING ROOM

15'8" x 12'1" (4.80 x 3.69)

TV point, understairs cupboard, shelving, meter cupboard, wood panel flooring, French doors leading into:

## CONSERVATORY/UTILITY ROOM

7'3" x 10'4" (2.21 x 3.15)

uPVC construction with spaces for fridge freezer and dryer, plus further French doors leading out to rear garden.

## KITCHEN

8'7" x 9'11" (2.62 x 3.04)

Wall and base units with complementary worktops, spaces for cooker and washing machine, one and a half stainless steel sink with mixer tap, tiled splashback, shelving, wood panel flooring, window looking into the utility room, and space into:

## REAR ENTRANCE HALL

Providing access to the bathroom and rear garden via a white uPVC door, two cupboards, tiled flooring, spotlights to ceiling and radiator.

## BATHROOM

5'10" x 6'3" (1.78 x 1.91)

Tiled throughout with matching white suite comprising panel bath with shower over, pedestal wash hand basin with mixer tap, low level flush w.c., extractor fan to ceiling with spotlights, towel rail, window to the rear elevation and loft access.

## FIRST FLOOR LANDING

Providing access to bedrooms with storage cupboard.

## BEDROOM ONE

16'2" x 11'1" (4.94 x 3.40)

Built in cupboard, feature fireplace, window to the front elevation and concealed radiator.

## BEDROOM TWO

8'6" x 11'5" (2.61 x 3.49)

Window to the rear elevation and radiator.

## BEDROOM THREE

8'1" x 9'10" (2.47 x 3.02)

Shelving, loft access, window to the rear elevation and radiator.

## EXTERNALLY

The front is accessed via a gate and is laid to block paving with a pathway and a shrub, whilst the rear garden is fenced to both sides mainly laid to lawn with paving and borders with mature shrubs. Pagoda, outside tap and gate to the side exit. Off street parking is available to the side of the property and Garage with side doors. (4.35 x 2.62)

## COUNCIL TAX

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

## TENURE - FREEHOLD

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



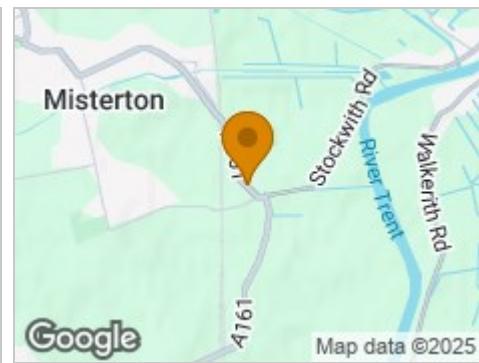
## Road Map



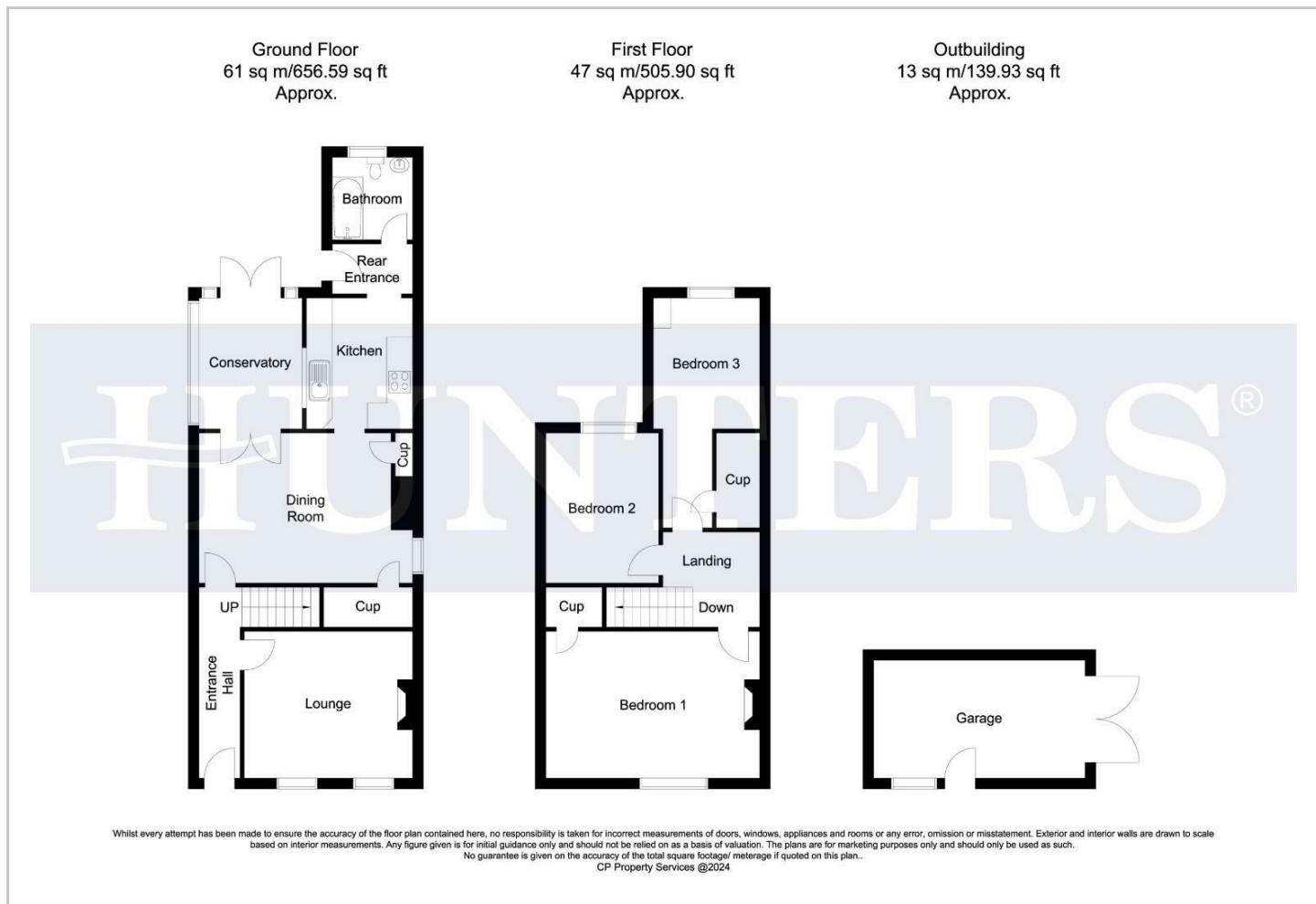
## Hybrid Map



## Terrain Map



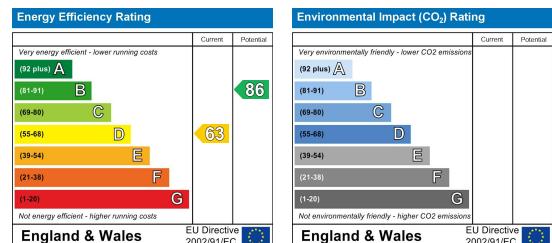
## Floor Plan



## 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.