

HUNTERS®

HERE TO GET *you* THERE



Main Street

Bothamsall, DN22 8DT

Offers In Excess Of £425,000



Council Tax: D



18 Main Street

Bothamsall, DN22 8DT

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ENTRANCE HALL

9'1" x 13'0" (2.77 x 3.96)

Providing access to the lounge, kitchen and stairs to first floor with tiled flooring, telephone point, spotlights to ceiling, window to rear and radiator.

LOUNGE

18'5" x 12'7" (5.62 x 3.83)

With central feature brick fireplace housing multifuel burner, TV point, double doors to the rear garden patio area, two wall lights, coving and radiator.

KITCHEN/DINER

13'0" x 20'11" (3.97 x 6.37)

The spacious kitchen diner has wall and base units plus overhead cupboards, two fitted electric ovens, LPG four ring gas hob, built in fridge freezer and dishwasher, central island with cupboards, one and a half stainless steel sink, coving to ceiling and double doors leading to the rear garden.

UTILITY ROOM

7'10" x 4'3" (2.38 x 1.29)

Wall and base unit, plumbing for washing machine, one and a half stainless steel sink with splashback, tiled flooring and door into

CLOAKROOM

3'5" x 5'7" (1.04 x 1.71)

Low level flush wc, wall sink in unit with cupboards under, spotlight to ceiling and extractor fan.

FIRST FLOOR

LANDING

16'10" x 3'2" (5.13 x 0.96)

Providing access to the four bedrooms, bathroom

and a cupboard and shelves, two windows to front, spotlights to ceiling and radiator.

MASTER BEDROOM

14'10" x 12'11" (4.52 x 3.94)

Benefitting from built in corner wardrobes, two wall lights, windows to front and rear with door into en suite.

EN SUITE

7'7" x 4'9" (2.30 x 1.44)

Tiled throughout with walk in shower having a rainfall head unit and separate hand held attachment, wall sink, low level flush wc, shaving point, extractor fan, and window to rear.

BEDROOM TWO

11'9" x 11'3" (3.58 x 3.43)

Two built in wardrobes, shelf, window to side and radiator.

BEDROOM THREE

6'6" x 12'10" (1.97 x 3.92)

Loft access, window to rear and radiator.

BEDROOM FOUR

6'4" x 7'9" (1.92 x 2.37)

Currently used as a study having a built in airing cupboard with shelving, telephone point, wood panel flooring, and window to rear.

BATHROOM

9'9" x 6'5" (2.97 x 1.96)

Tiled throughout with matching white suite comprising panel bath with Triton electric shower, sink unit with drawers under and mirror over with lights, bidet, heated towel rail, spotlights to ceiling, and window to rear.

Tel: 01302 710773

OUTSIDE

The two level rear garden is very private and has stunning elevated views over the countryside from a patio area in the corner. It is mainly laid to lawn with borders incorporating mature shrubs and trees including cherry and apple varieties. The upper level has a stone chip area and two wooden sheds. There are security lights and a door leading into the garage from the rear.

The front garden has two lawned areas, with one side having several silver birch trees, and there is a central stone chip drive providing off street parking for several vehicles which leads to the front entrance and garage.

GARAGE

15'3" x 15'3" (4.65 x 4.65)

Accessed via an electric door to front and wood door to rear, with roof storage space, shelving, work station, power and lighting plus floor standing Worcester boiler.

COUNCIL TAX

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



Road Map



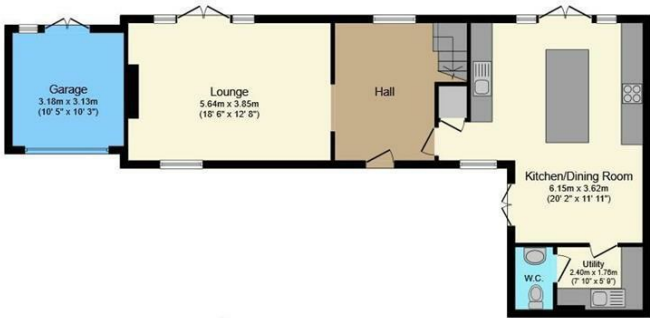
Hybrid Map



Terrain Map



Floor Plan



Ground Floor



First Floor

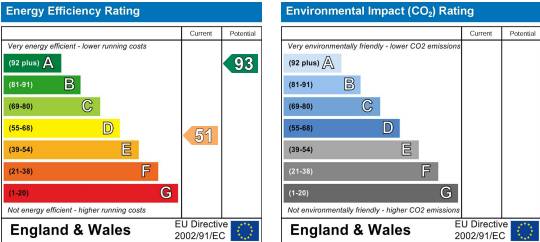
Total floor area 156.0 sq.m. (1,679 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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.
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