



## Gringley Road

Misterton, Doncaster, DN10 4AP

Offers In The Region Of £525,000



A rare opportunity to acquire a canal side detached house in need of a programme of refurbishment and enhancement which stands in a generous amount of land extending to approximately 6.52 acres subject to a detailed site survey. The property is suitable for a variety of uses subject to all necessary consent and approvals. The property lies on the outskirts of the village of Misterton which is well placed for access to the surrounding towns of Retford, Gainsborough, Bawtry and the city of Doncaster, with good motorway access via the A1M and M180 whilst Retford and Doncaster both lie on the east coast mainline. Briefly the property comprises three Bedrooms, two Receptions, Kitchen, Shower Room, walk in Pantry, Study and a range of rear rooms one of which provides access to a Garage. Two side Entrances one leading into the Hallway giving access to the Kitchen, two store rooms and a study which in turn provides further access to the Dining Room and Shower Room. The Kitchen leads into a further Inner Lobby having a door to the Lounge, stairs to the first floor and a further door accessing the garden to the side which runs along the canal.



## ACCOMMODATION

**KITCHEN** 12'0" x 10'6" (3.66m x 3.21m )

Range of fitments to wall and floor levels, stainless steel unit, gas fired central heating boiler, plumbing for washing machine and dishwasher.

**LOUNGE** 24'6" x 13'3" (7.49m x 4.05m )

Tiled fireplace with solid fuel open grate, dual aspect windows to the side elevations.

**DINING ROOM** 12'4" x 10'11" (3.77m x 3.35m )

Gas heater with hardwood double glazed patio doors leading out to the side garden.

**SHOWER ROOM**

Fully tiled.

**WALK IN PANTRY**

Tiled flooring and shelving.

**STUDY** 14'7" x 5'9" (4.46m x 1.76m )

## RANGE OF ROOMS

**ROOM ONE** 8'10" x 8'8" (2.70m x 2.66m )

With external door and door to Garage.

**ROOM TWO** 8'10" x 8'2" (2.70m x 2.51m )

With storage cupboard.

**ROOM THREE** 7'2" x 6'2" (2.20m x 1.90m )

## FIRST FLOOR LANDING

Provides access to the three Bedrooms, Bathroom and Loft.

**BEDROOM ONE** 12'0" x 10'11" (3.66m x 3.35m )

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

**BEDROOM TWO** 12'0" x 10'11" (3.66m x 3.35m )

Window to the front elevation and radiator.

**BEDROOM THREE** 12'0" x 10'6" (3.66m x 3.22m )

Window to the rear elevation and radiator.

## BATHROOM

Linen cupboard, window to the rear elevation and radiator.

## EXTERNALLY

Gardens to the front and side of the dwelling with lawned areas, mature shrubs and trees which run along the side of the Chesterfield Canal. The driveway provides off street parking for several cars and leads down to the side of the property to the Garages at the rear and on into the expansive field providing paddock facilities.

## AGENTS NOTE

We understand from the Vendor there is a development claw back provision on the property which is for a period of 25 years from 2011, registered by the previous owners at an uplift of 33% triggered upon the granting of planning consent for re-development. The claw back provision will not be triggered should planning consent be obtained for replacement of the existing single dwelling with a new single dwelling for single family occupation, nor extension/alteration to the existing dwelling for single family occupation. For more information please contact the Agent.

## COUNCIL TAX

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

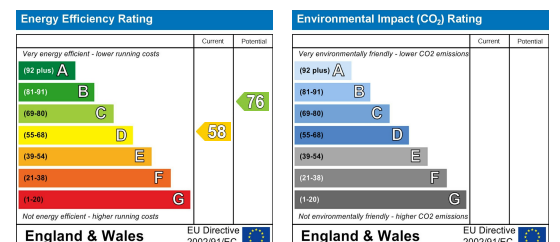
## Area Map



## Floor Plans



## 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.

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