

# HUNTERS®

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## Marsh Lane

Misterton, DN10 4DL

Offers In The Region Of £160,000



Council Tax: A



# 53 Marsh Lane

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## DESCRIPTION

Briefly the property comprises entrance hall, lounge, dining room, kitchen and bathroom to the ground floor whilst upstairs is landing, three bedrooms and a shower room. Outside are gardens to the front and rear and a garage. The property also benefits from gas central heating and double glazing throughout.

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, takeaways, bowls and football clubs. It also benefits from a Children's Dance School, Riding School and Swimming Pool.

## ACCOMMODATION

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

### ENTRANCE HALL

2'11" x 14'11" (0.91m x 4.56m)

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

### LOUNGE

12'10" x 12'0" (3.93m x 3.68m)

Feature fireplace with wood surround and tiled inset and hearth with flame effect fire, TV point, corner unit housing gas meter, two windows to the front elevation and radiator.

### DINING ROOM

16'4" x 11'7" (4.98m x 3.55m)

Central brick fireplace with log burner inset and

wooden mantle over, built in arched shelving adjacent, understairs cupboard with sliding door, shelving and coat hanger, rose to ceiling and smoke alarm, panel flooring, French doors leading to the rear garden, two wall lights and radiator.

### KITCHEN

8'0" x 10'0" (2.44m x 3.05m)

Accessed via a sliding door from the dining room with wall and base units in white and complementary worktops, spaces for oven, washing machine and fridge freezer, double stainless sink unit with mixer tap over, overhead cupboard housing fuse box, extractor fan, window to the side elevation and radiator.

### REAR ENTRANCE

6'9" x 3'10" (2.07m x 1.19m)

With side access to the rear garden via a white uPVC door with glass panels, radiator, dado panel, door leading into bathroom and space into kitchen.

### DOWNSTAIRS BATHROOM

6'4" x 6'8" (1.95m x 2.05m)

Matching white suite comprising panel bath, pedestal wash hand basin, low level flush w.c., two shelves, extractor fan, panel flooring and obscure window to the rear elevation.

### LANDING

7'11" x 4'4" (2.42m x 1.33m)

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

### BEDROOM ONE

16'2" x 11'3" (4.94m x 3.43m)

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

## BEDROOM TWO

8'6" x 11'7" (2.60m x 3.54m)

Window to the rear elevation and radiator.

## BEDROOM THREE

7'10" x 9'11" (2.40m x 3.03m)

Window to the rear elevation and radiator.

## SHOWER ROOM

Matching white suite with shower unit with Triton electric shower, pedestal wash hand basin, low level flush w.c., two towel rails, two shelves, spotlight to ceiling and extractor fan.

## EXTERNALLY

The front garden is laid to stone chip and paving with mature shrubs and a low level brick wall with gate. The rear garden is also laid to paving and a lower level lawn with a gate to the rear, outside tap, lelandi trees and fencing to both sides and a personal door into the garage.

## GARAGE

12'2" x 15'8" (3.73m x 4.80m)

Concrete sectional construction, power and lighting, up and over door to the rear.

## 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



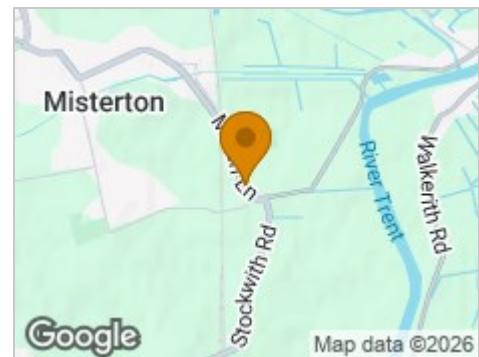
## Road Map



## Hybrid Map



## Terrain Map



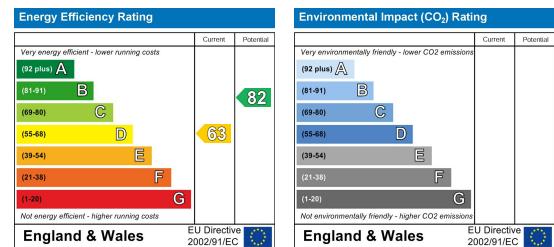
## Floor Plan



## 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.