

# HUNTERS®

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**Tickhill Road**

Harworth, DN11 8PB

Offers In The Region Of £285,000



Council Tax: D



# 24 Tickhill Road

Harworth, DN11 8PB

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## DESCRIPTION

Briefly the property comprises Lounge/Diner, three Bedrooms, with En Suite to the Master, Bathroom, Kitchen Diner, gardens to the front and rear, double Garage and driveway allowing off road parking for several vehicles. The property also benefits from gas central heating and double glazing. The village of Harworth lies adjacent to Bircotes and offers a range of amenities including a supermarket. The market town of Bawtry is approximately four miles away which has a wealth of amenities including shops, boutiques, pubs, restaurants, library, health centre, sports facilities and The Crown Hotel. The village is also ideally located for commuting being only a short drive to the A1M and twelve miles north west of Retford which lies on the east coast mainline.

## ACCOMMODATION

The property is accessed via a porched entrance with outside light, wooden door with glass panelling leading into:

### ENTRANCE HALLWAY

10'7" x 11'3" (3.24m x 3.44m )

Providing access to the Lounge and Bedrooms two and three, arch leading into inner hallway with access to Master Bedroom, Bathroom and Kitchen Diner. Cupboard with shelving, wood panel flooring, wall mounted thermostat, spotlights to ceiling.

### LOUNGE

23'2" x 11'10" (7.07m x 3.61m )

Central feature fireplace with tiled hearth and wooden mantle, TV and telephone points, two bay windows to the front elevation, two radiators.

### BEDROOM TWO

11'10" x 9'10" (3.63m x 3.00m )

Window to the side elevation and radiator.

### BEDROOM THREE

9'3" x 6'7" (2.84m x 2.01m )

Wood laminate flooring, window to the side elevation and radiator.

### MASTER BEDROOM

11'11" x 9'10" (3.64m x 3.02m )

Built in wardrobes, wooden laminate flooring, radiator, double doors open to the rear patio area. Door leading into:

### EN SUITE

Tiled throughout with matching white suite comprising corner shower with concertina glass door, wash hand basin with vanity unit, low level flush w.c., mirrored storage cupboard, spotlights to ceiling, extractor fan, towel radiator.

### BATHROOM

Fully tiled, four piece suite comprising roll top bath, double shower cubicle, pedestal wash hand basin, low level flush w.c., built in storage cupboard housing the electric meter, spotlights to ceiling, extractor fan, window to the side elevation, two radiators.

### KITCHEN DINER

18'4" x 13'5" (5.61m x 4.11m )

Range of wall and base units with complementary worktops, built in Bosch cooker with four ring electric hob and extractor over, spaces for washing machine and fridge freezer, double ceramic sink with tiled splashback, wall mounted Worcester boiler, tiled

flooring, two windows to the rear elevation, radiator and white uPVC door to the rear.

## EXTERNALLY

Private rear garden laid mainly to lawn with mature borders, patio area, wooden tool shed and greenhouse, steps to block paved driveway leading to the double Garage, outside tap, security lighting. Double gates to the side leading to the front with driveway providing off street parking for several vehicles, lawned area and mature borders.

## DOUBLE GARAGE

17'0" x 18'4" (5.20m x 5.61m )

Electric door, power and lighting, roof storage, fitted shelving, personal uPVC door to the side elevation, window to the side elevation.

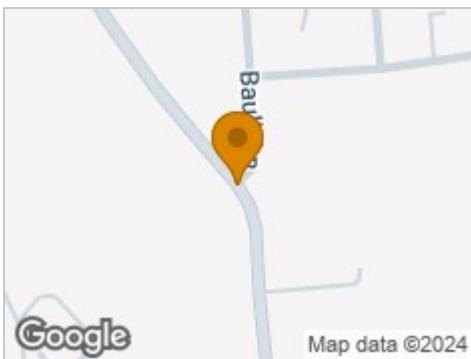
## COUNCIL TAX

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

## TENURE - FREEHOLD



## Road Map



## Hybrid Map



## Terrain Map



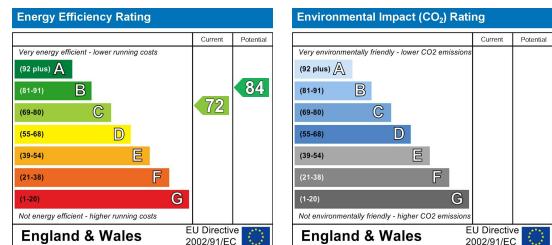
## Floor Plan



## 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.