



Old Estate Yard, Wiseton

- Select Executive Development
- Stunning Surrounding Countryside
- Beautifully Appointed Throughout
- Excellent Family Home
- EPC RATING D/7.2 tonnes of CO₂
- Idyllic Village Location
- 4 Bedrooms
- Easy Access To Bawtry & Gainsborough
- Council Tax Band E
- Tenure: Leasehold

£550,000

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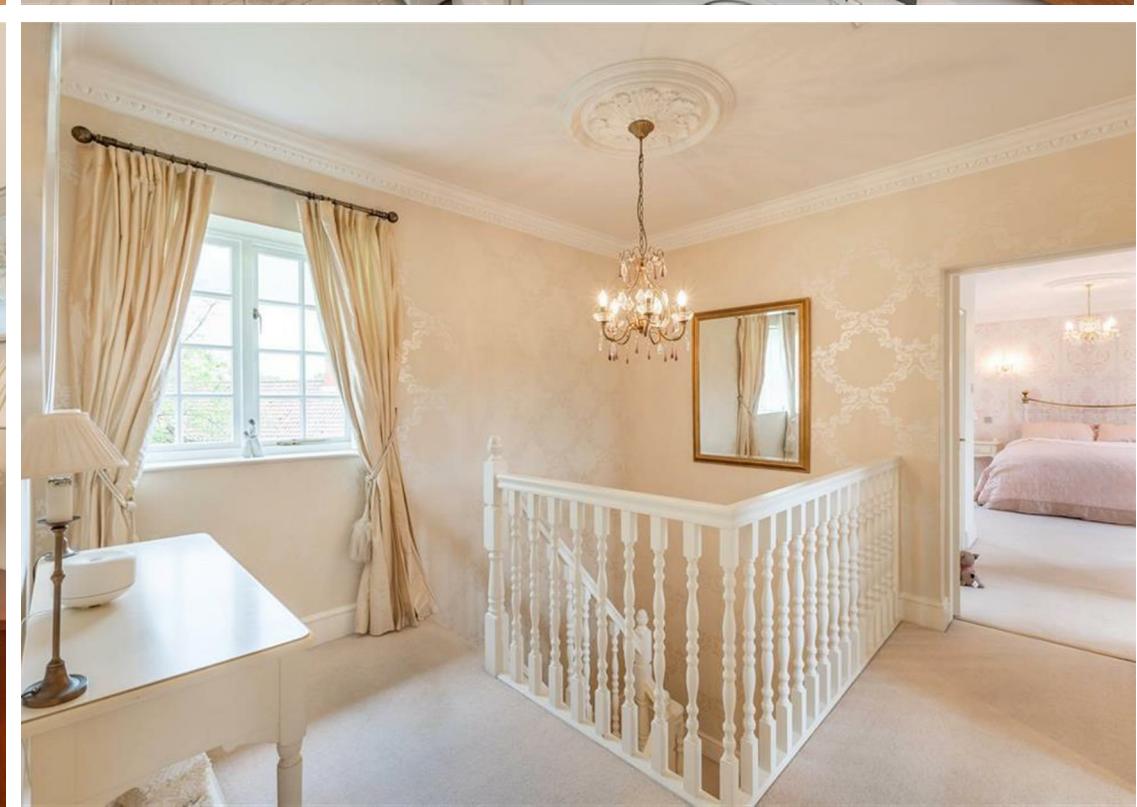
Old Estate Yard, Wiseton

DESCRIPTION

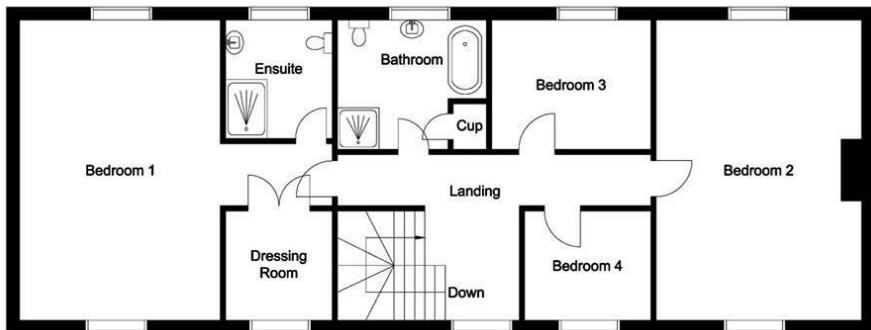
STUNNING LOCATION ON A SELECT PRIVATE RESIDENTIAL DEVELOPMENT. Situated in the picturesque village of Wiseton surrounded by beautiful countryside a superbly appointed 4 bedroom family home which stands in level private gardens and is easily accessible to both Bawtry and Gainsborough.

Adjacent to the Chesterfield Canal the development stands in maintained communal grounds and provides an ideal base for those that need easy access to varied commuter links. Both Bawtry and Gainsborough offer varied amenities with excellent primary and secondary schools, an early inspection is highly recommended to avoid disappointment. In brief the accommodation comprises: Reception hall, cloakroom WC, dual aspect living room, fully fitted breakfast kitchen with high quality integrated appliances, rear entrance lobby, dining room and utility room. To the first floor- Galleried landing, master bedroom with en suite shower room, guest bedroom, double bedroom, single bedroom and family bathroom with separate shower. Communal landscaped grounds, driveway and integral garage and a landscaped rear garden.





First Floor
96 sq m/1033.33 sq ft
Approx.



Ground Floor
96 sq m/1033.33 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.

CP Property Services @2022

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.

6 High Street, Bawtry, DN10 6JE

Tel: 01302 710773 Email:

Bawtry@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	94	
(81-91)	B		
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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