

HUNTERS[®]

HERE TO GET *you* THERE



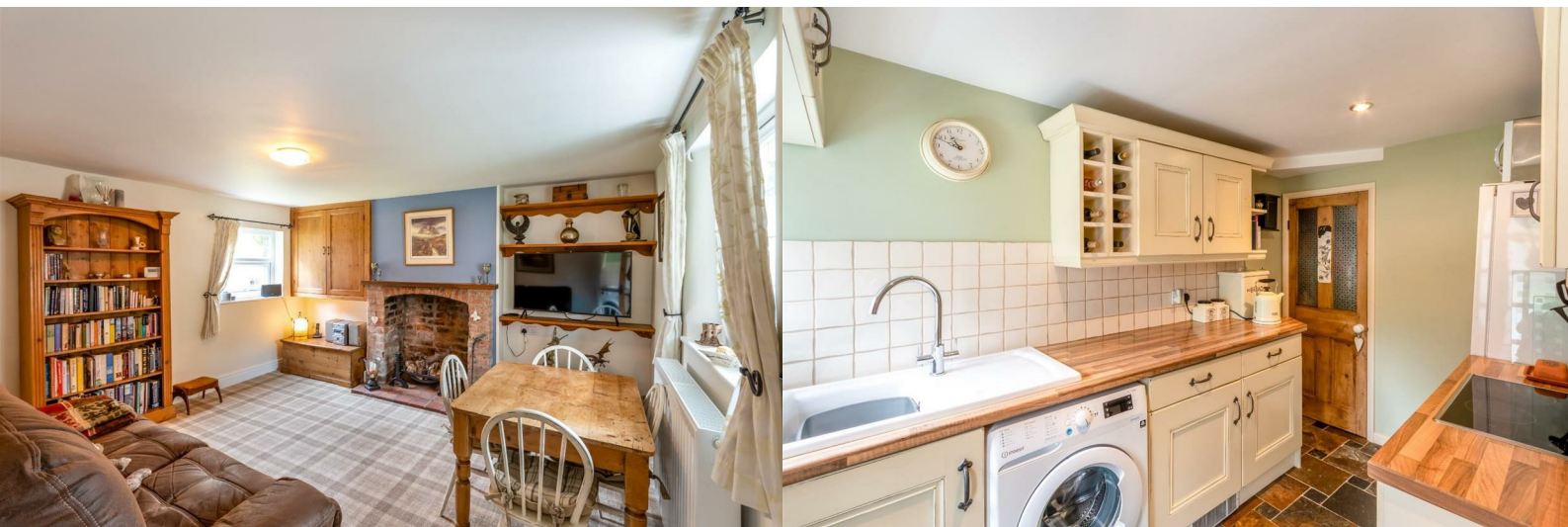
North Moor Road

Wakeringham, DN10 4LW

Offers In The Region Of £150,000



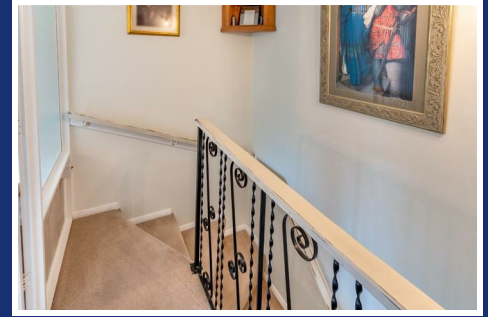
Council Tax: A



1 Prime Cottages North Moor Road

Walkeringham, DN10 4LW

Offers In The Region Of £150,000



DESCRIPTION

Briefly the property comprises double Bedroom and Bathroom to the first floor with Lounge Kitchen and Sun Room to the ground floor, the property benefits from gas central heating and double glazing.

Walkeringham is a village lying five miles west of the market town of Gainsborough which has a wealth of amenities and Misterton is only two and a half miles to the north with Co-op store, post office, shops and Doctors Surgery. The village has a primary school, church and public house. The east coast mainline runs through Retford which is eleven miles to the south west.

ACCOMMODATION

The property is accessed via an entrance door to the front with outside light leading into:

SUN ROOM

2'10" x 12'0" (0.88 x 3.67)

Store cupboard, slate flooring and further wooden door leading into:

KITCHEN

6'9" x 10'7" (2.08 x 3.23)

A country style kitchen with wall and base units in wood with floor heater, wine rack, built in Zanussi oven, four ring induction hob with extractor fan over, space for fridge freezer and washing machine, slate flooring, spotlights to ceiling, fuse box in cupboard, window to the front elevation and door to Pantry. Further door giving access to:

LOUNGE

12'6" x 13'4" (3.83 x 4.07)

Feature brick fireplace with tiled hearth, t.v. point, windows to the front and rear elevation and radiator.

FIRST FLOOR LANDING

5'7" x 6'6" (1.72 x 1.99)

Providing access to the Bedroom and Bathroom. Loft access,

BEDROOM

11'9" x 13'4" (3.60 x 4.08)

Built in airing cupboard, window to the side elevation and radiator.

BATHROOM

6'8" x 7'8" (2.05 x 2.35)

Matching white suite with panel bath and Triton T80 electric shower over, pedestal wash hand basin, low level flush w.c., towel rail, cupboard, laminate flooring and window to the side elevation.

EXTERNALLY

To the front is a small raised bed with shrubs and a wooden door into the separate Garage.

There is also a bin store to the rear of Number 2 via the shared drive.

GARAGE

8'0" x 15'0" (2.46 x 4.58)

Brick construction with power and lighting, wall mounted Worcester boiler.

COUNCIL TAX

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

TENURE - FREEHOLD

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



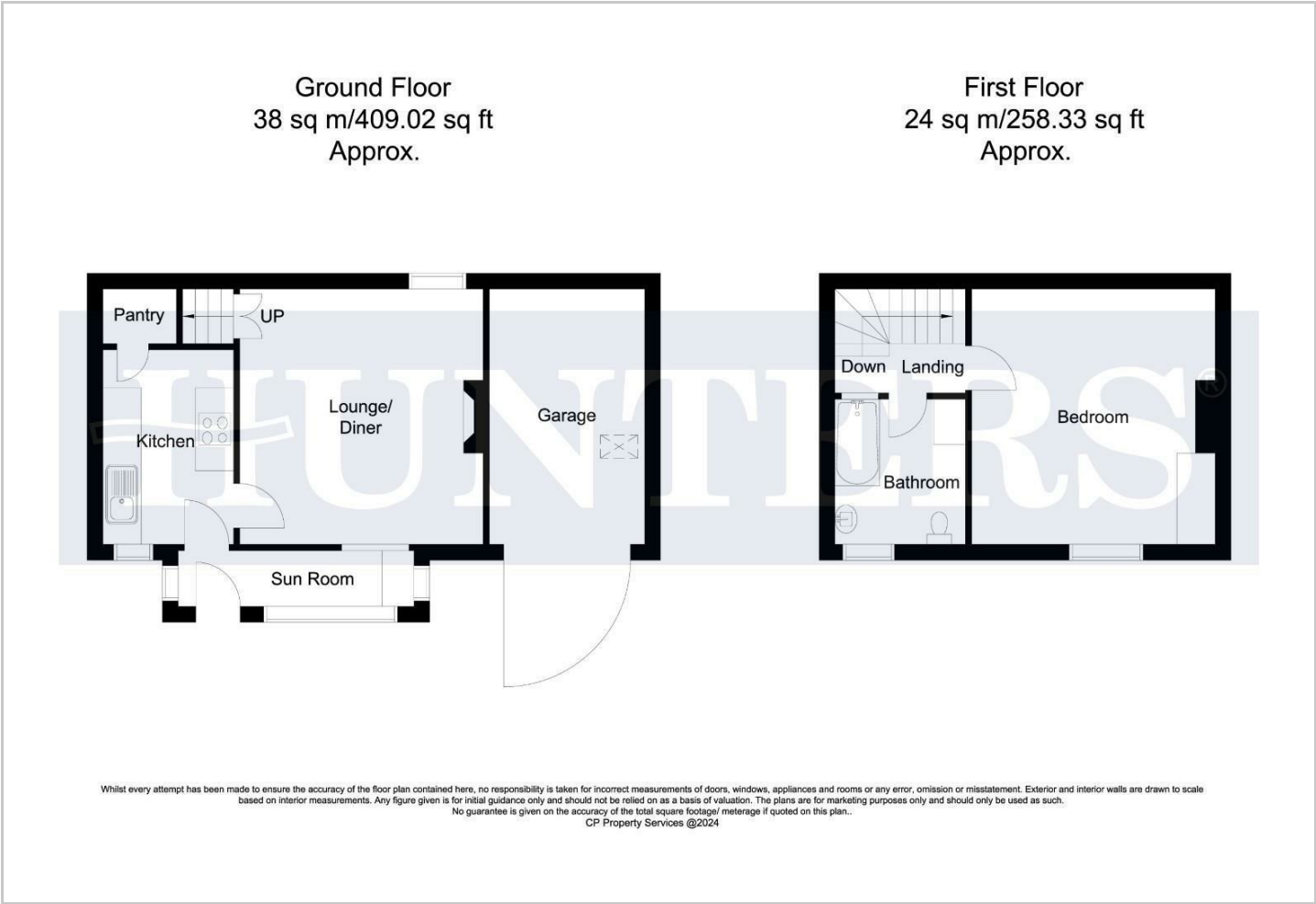
Hybrid Map



Terrain Map



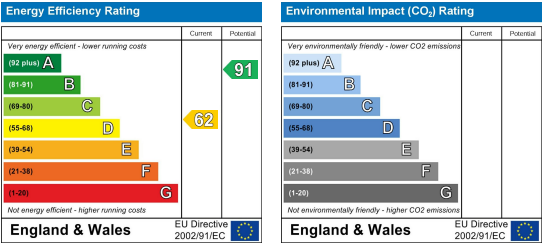
Floor Plan



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.