

# HUNTERS®

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## Shrewsbury Road

Bircotes, DN11 8DJ

Offers In The Region Of £140,000



Council Tax: A



# 52 Shrewsbury Road

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## DESCRIPTION

Briefly the property comprises porched entrances to front and rear, main entrance hallway, two reception rooms, bedroom/further reception, kitchen and cloakroom downstairs and a main bedroom and wet room upstairs. Outside is a drive with car port allowing off street parking for several vehicles, and gardens to the front and rear. The property also benefits from gas central heating and double glazing.

The Bircotes and Harworth conurbation has undergone significant regeneration recently and is ideally situated for commuting lying only a few minutes' drive from the A1M and links to the motorway network whilst the east coast mainline is accessible via stations at Retford and the city of Doncaster. The area has many amenities including an Asda superstore, Serlby Academy, Doctors surgery, library and post office, whilst the market town of Bawtry has a range of shops, boutiques, restaurants, pubs and the Crown Hotel.

## ACCOMMODATION

The property is accessed via a white side facing uPVC door with glass panels leading into the front porch via steps, a further wood door leads into:

## ENTRANCE HALL

3'7" x 19'11" (1.11 x 6.09)

Providing access to the two reception rooms, bedroom/further reception, downstairs cloakroom, and stairs to first floor accommodation, smoke alarm and radiator.

## RECEPTION ONE

11'11" x 20'4" (3.64 x 6.22)

Brick fireplace with bar extension, two roses to

ceiling, windows to the front and side elevation, two radiators.

## RECEPTION TWO

11'5" x 14'11" (3.50 x 4.57)

Built in shelves, TV point, rose to ceiling, radiator, door leading into:

## KITCHEN

12'10" x 10'10" (3.93 x 3.31)

Wall and base units with complementary worktops, built in oven, four ring electric hob with fan over, space for washing machine and fridge, stainless steel sink with mixer tap, part tiled walls, extractor fan, window to the rear elevation and wood door into:

## REAR PORCH

Tiled flooring, coat hanger, white uPVC door with glass panel to the rear elevation.

## DOWNSTAIRS BEDROOM/RECEPTION

10'5" x 10'10" (3.18 x 3.32)

Window to the rear elevation, smoke alarm and radiator.

## DOWNSTAIRS CLOAKROOM

5'2" x 5'9" (1.58 x 1.77)

Part tiled with low level flush wc, wall hand wash basin with splashback, shelf, extractor fan, fuse box in cupboard and window to the rear elevation.

## FIRST FLOOR LANDING

5'4" x 10'10" (1.64 x 3.31)

Split level landing with access to main bedroom and wet room, window to the rear elevation.

## BEDROOM

13'3" x 14'11" (4.04 x 4.57)

TV point, window to the front elevation and radiator.

## WET ROOM

9'0" x 11'4" (2.75 x 3.47)

Part tiled with walk in shower area, wall mounted wash hand basin, low level flush wc, cupboard with shelves, wall mounted main boiler, extractor fan, loft hatch, spotlights to ceiling, window to the rear elevation and radiator.

## EXTERNALLY

To the front is a drive, accessed via gates with a wooden car port over allowing off street parking for several vehicles, mature beds with trees, and further gate to the rear.

The rear of the property is mainly laid to concrete with a store attached to the porch. There is an outside tap, security light and fencing surround.

## 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



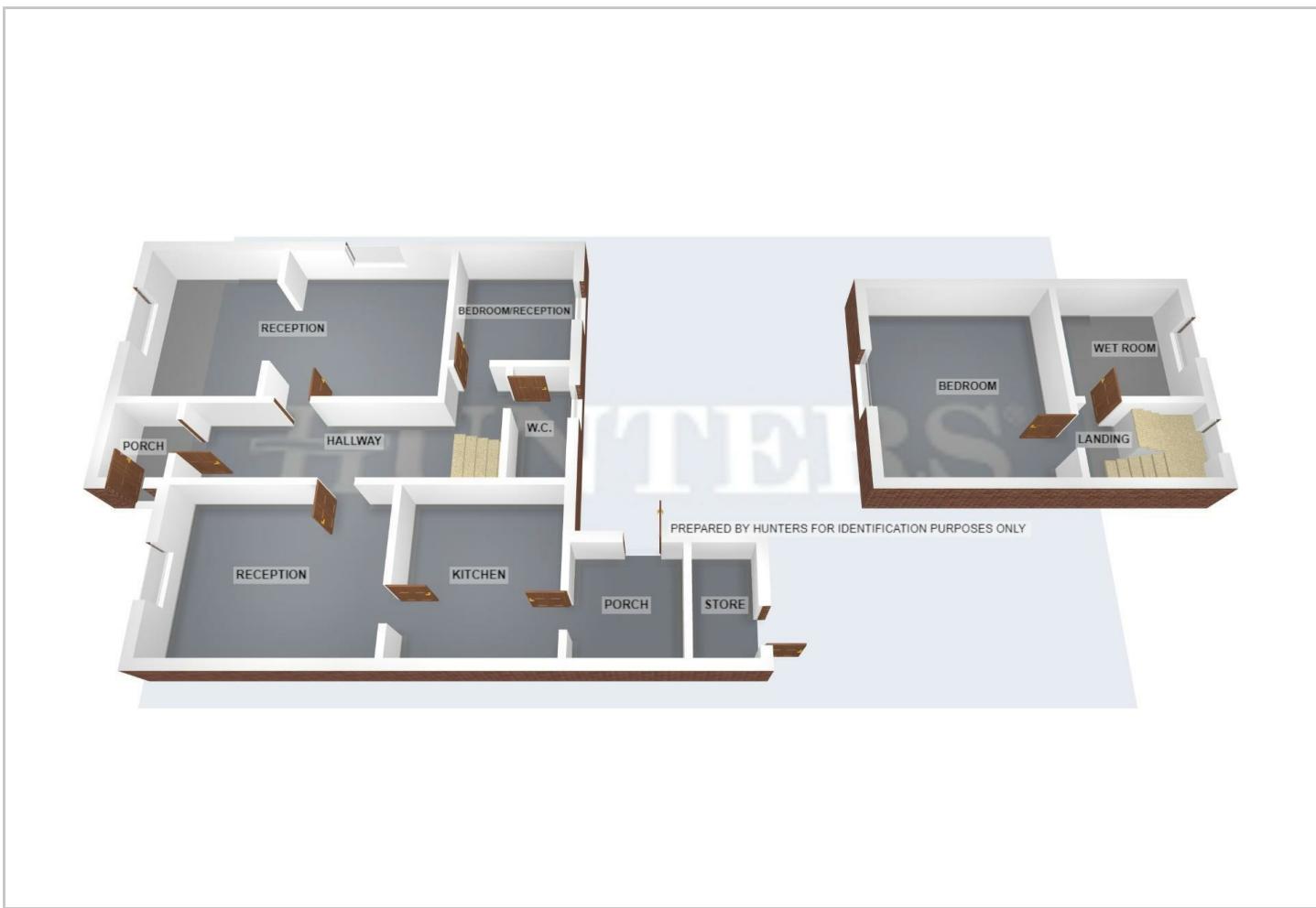
## Hybrid Map



## Terrain Map



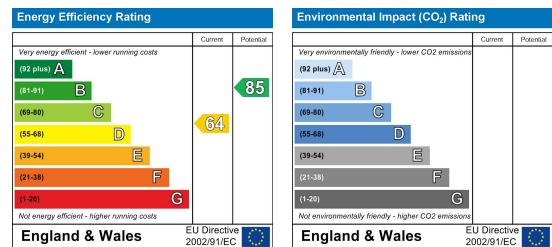
## Floor Plan



## 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.