

HUNTERS®

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Melbourne Grove

Harworth, Doncaster, DN11 8NY

Offers In The Region Of £170,000



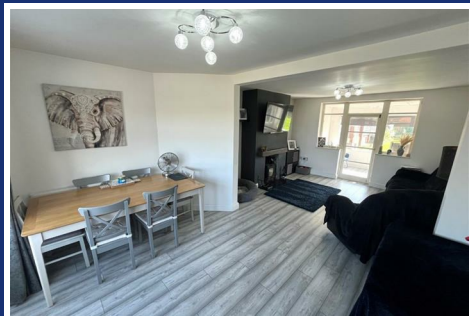
Council Tax: A



3 Melbourne Grove

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DESCRIPTION

Briefly the property comprises porched Entrance, Hallway, Lounge Diner, Kitchen, Utility and Sun Room to the ground floor and three Bedrooms and family Bathroom to the first floor, whilst externally are gardens to the front and rear, separate Garage and outbuildings. The property benefits from gas central heating and double glazing.

The village of Harworth lies adjacent to Bircotes and offers a range of amenities including Asda Supermarket, shops, Serlby Academy, parks, health centre, library, community hall, pubs and the market town of Bawtry is approximately four miles away which also offers a wealth of amenities including shops, boutiques, restaurants and the Crown Hotel. The village is ideally located for commuting being a short drive to the A1M and twelve miles northwest of Retford which lies on the east coast mainline.

ACCOMMODATION

The property is accessed via a porched entrance with white uPVC door and further uPVC door with ornate glass panel leading into:

ENTRANCE HALLWAY

7'1" x 10'9" (2.17 x 3.30)

Giving access to the Lounge Diner and Kitchen, stairs rising to the first floor accommodation, cupboard housing the boiler and further cupboard, laminate flooring and window to the side elevation.

LOUNGE DINER

13'0" x 24'7" (3.98 x 7.51)

Feature fireplace with mantle housing multi fuel burner, t.v. and telephone points, bay window to the front elevation, laminate flooring, radiator and door leading into:

SUN ROOM

9'9" x 7'2" (2.99 x 2.20)

Wall lights, laminate flooring and door opening to the rear garden.

KITCHEN

6'8" x 9'2" (2.05 x 2.81)

Fitted kitchen comprising wall and base units with complementary worksurface, spaces for oven and fridge freezer, stainless steel sink with mixer tap and tiled splashback, tiled flooring, window to the rear elevation and space leading into:

UTILITY

2'11" x 7'4" (0.89 x 2.26)

Worksurface with space and plumbing under for automatic washing machine and dryer over, window to the side elevation and white uPVC door to the front elevation.

FIRST FLOOR LANDING

7'11" x 4'8" (2.42 x 1.43)

Providing access to Bedrooms and Bathroom, loft access and window to the side elevation.

BEDROOM ONE

11'3" x 10'10" (3.44 x 3.31)

Window to the rear elevation and radiator.

BEDROOM TWO

10'9" x 10'2" (3.28 x 3.10)

Built in cupboard with shelves, window to the front elevation and radiator.

BEDROOM THREE

9'7" x 7'1" (2.93 x 2.18)

Built in cupboard with shelf, window to the front elevation and radiator.

FAMILY BATHROOM

Tiled throughout with matching white suite comprising panel bath with rainfall shower head and handheld unit over, wall mounted wash hand basin with mixer tap and cupboard under, low level flush wc, chrome wall radiator, spotlights to ceiling, extractor fan, windows to the rear and side elevation.

EXTERNALLY

The front garden is mainly laid to lawn with borders, stone chip drive allowing off street parking for several vehicles leads to the Garage. The rear garden is also laid mainly to lawn with paving and mature beds, outside tap, wooden shed and brick storeroom (5.44 x 2.47) split into sections with windows.

GARAGE

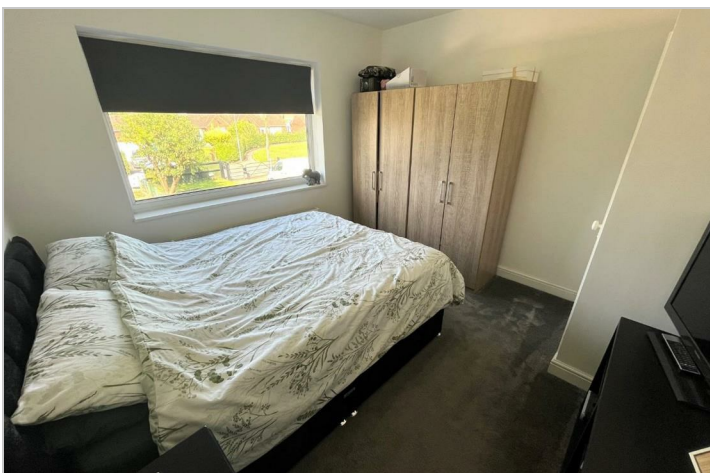
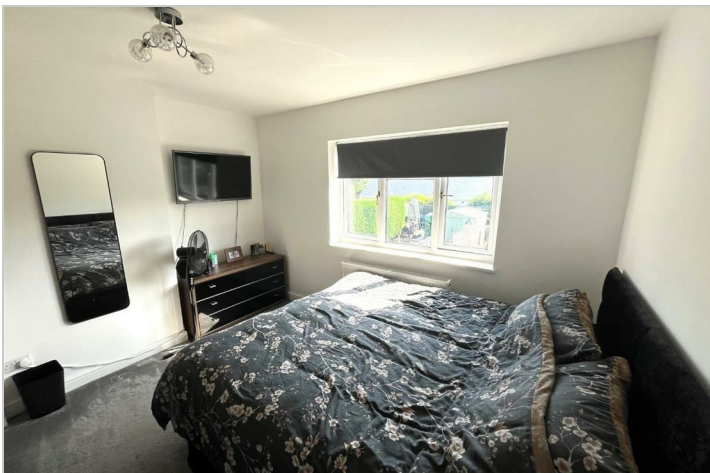
9'2" x 7'10" (2.81 x 2.41)

With up and over door and w.c. to the rear section and personal door to the side.

COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



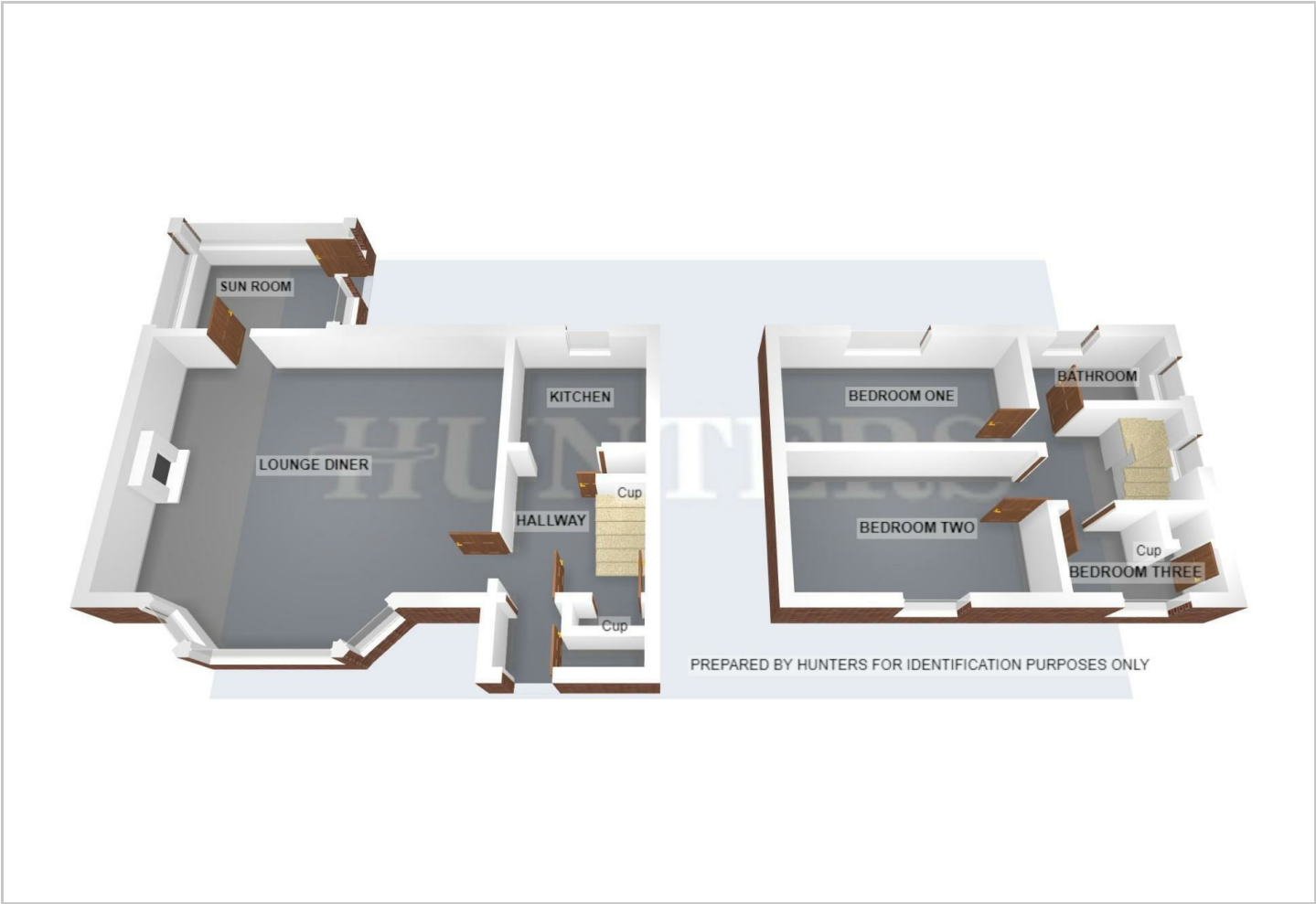
Hybrid Map



Terrain Map



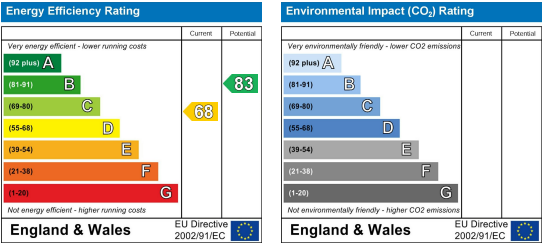
Floor Plan



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.