

# HUNTERS®

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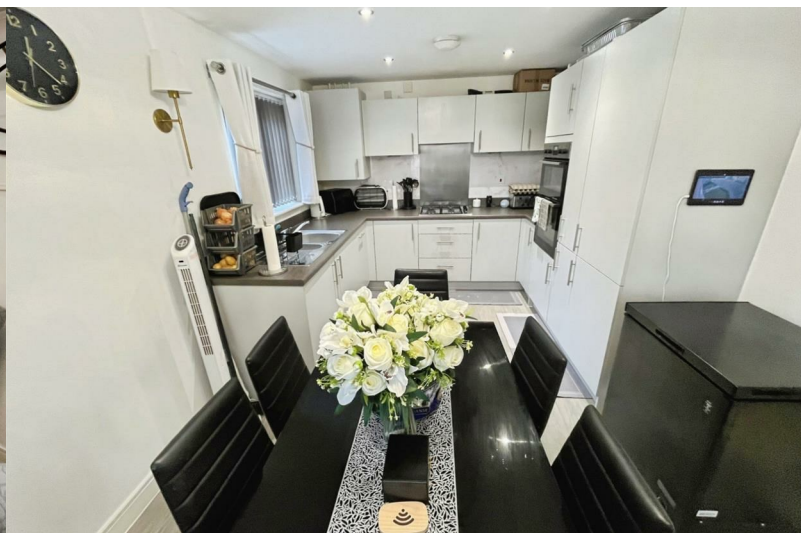
## Trapper Grove

New Rossington, Doncaster, DN11 0GW

£210,000



Council Tax: B

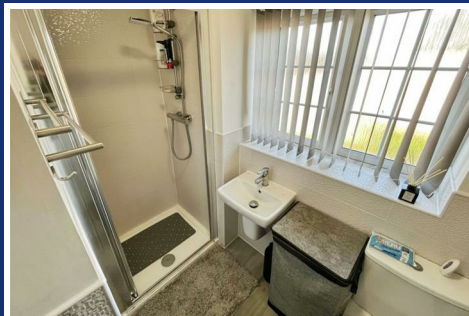




# 2 Trapper Grove

New Rossington, Doncaster, DN11 0GW

£210,000



## DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner and cloakroom to the ground floor whilst upstairs has three bedrooms, one with en suite and family bathroom. Outside is a secure garden to the side with office unit built by the current owners and two off street parking spaces. The property also benefits from gas central heating and double glazing.

## ACCOMMODATION

Access is via a composite door with glass panel and porched overhang leading into:

### ENTRANCE HALL

6'11" x 16'2" into stairwell (2.13m x 4.94m into stairwell)

Doors leading to the lounge, kitchen diner and cloakroom and stairs rising to the first floor accommodation, cupboard housing the fuse box and internet router, telephone point.

### LOUNGE

10'6" x 13'10" (3.21m x 4.23m)

Feature wall inset with space for TV and six illuminated recesses, telephone point, wall thermostat, French doors opening to the garden, smoke alarm, window to the front elevation.

### KITCHEN DINER

9'8" x 15'1" (2.96m x 4.60m)

Wall and base units in light grey with complementary worktops, built in Zanussi cooker with grill, four ring gas hob with extractor over, integrated dishwasher and fridge plus Ideal boiler in one of the wall units, one and a half stainless steel sink with mixer tap, spotlights to ceiling, wall light, panel flooring, windows to the front and side elevations.

## DOWNSTAIRS CLOAKROOM

3'5" x 5'1" (1.06m x 1.57m)

Matching white suite comprising low level flush w.c., pedestal wash hand basin with mixer tap and vanity unit over, towel holder, wall light, extractor fan, tiled flooring and radiator.

## FIRST FLOOR LANDING

7'0" x 11'8" (2.14m x 3.57m)

Providing access to bedrooms and bathroom, loft access, store cupboard, wall mirror, smoke alarm to ceiling.

## BEDROOM ONE

10'6" x 9'2" (3.22m x 2.81m)

TV point, wall thermostat, window to the side elevation, radiator and door leading into:

## EN SUITE

7'10" x 5'6" (2.40m x 1.68m)

Half tiled with matching white suite comprising shower unit, wall mounted wash hand basin with mixer tap, low level flush w.c., vanity unit, chrome towel radiator, panel flooring, extractor fan and window to the front elevation.

## BEDROOM TWO

9'10" x 8'5" (3.01m x 2.57m)

Built in wardrobe, two wall lights, window to the side elevation and radiator.

## BEDROOM THREE

9'10" x 6'5" (3.00m x 1.96m)

Wall light, window to the front elevation and radiator.

## BATHROOM

5'6" x 6'5" (1.70 x 1.96)

Half tiled with matching white suite comprising panel bath with overhead shower, wall mounted wash hand basin with mixer tap, low level flush w.c., vanity unit, wall mirror, towel rail, panel flooring, extractor fan. window to the front elevation and radiator.

## EXTERNALLY

The front of the property is laid to lawn with paving and laurel hedging whilst the rear garden is accessed via the French doors from the lounge and a wooden gate to the side, being mainly laid to lawn with paving and stone chip area housing uplighters, decking area with office, outside tap.

## EXTERNAL OFFICE

Added by the current owners since built constructed of timber with two downlighters outside, TV and telephone points, wall heater, and spotlights to ceiling.

## TENURE - Freehold

## COUNCIL TAX

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

'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''





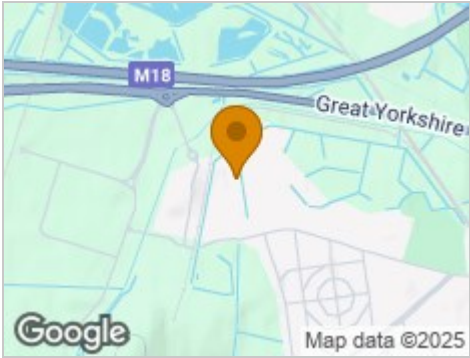
Road Map



Hybrid Map



Terrain Map



Floor Plan

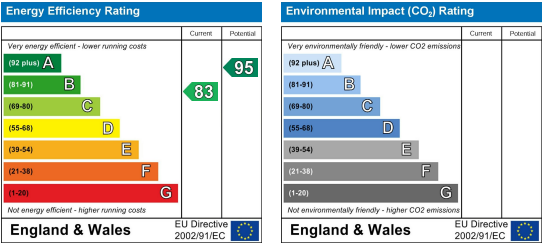


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Viewing

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.