

HUNTERS[®]

HERE TO GET *you* THERE



Ashlea

Misterton, DN10 4BG

Offers Over £300,000



Council Tax: C



2 Ashlea

Misterton, DN10 4BG

Offers Over £300,000



DESCRIPTION

Briefly the property comprises entrance porch, inner hallway, lounge, dining room, kitchen, conservatory, three bedrooms and bathroom, whilst outside are gardens to the front and rear with a drive allowing off street parking for several vehicles leading to the garage.

Misterton lies six miles northwest of the market town of Gainsborough on the A161 which has a wealth of amenities, and the village benefits from a Primary School, Co-op, Post Office, Doctors Surgery, Church, two public houses, bowls and football clubs. The east coast mainline is within easy reach via Retford to the south or the city of Doncaster to the northwest.

ACCOMMODATION

The property is accessed from the front via a white uPVC door with glass panel leading into:

ENTRANCE HALLWAY

7'9" x 4'10" (2.37m x 1.49m)

Coat hanger, wall mounted Ideal boiler and fuse box, spotlights to ceiling, tiled flooring, radiator and wood door with glass panels leading into:

DINING ROOM

7'8" x 15'2" (2.35m x 4.64m)

French doors opening to the rear garden, shelf, tiled flooring, radiator and wooden door with glass panels leading into:

L SHAPED INNER HALLWAY

16'6" x 9'9" to maximum dimensions (5.03m x 2.99m to maximum dimensions)

Providing access to the lounge, kitchen, three bedrooms and bathroom, cupboard, wall mounted thermostat, wood panel flooring and radiator.

LOUNGE

12'4" x 17'3" (3.76m x 5.26m)

Feature fireplace (sealed) with surround housing electric log effect fire, TV point, low level cupboard, dado rail, wood panel flooring, window to the front elevation and radiator.

KITCHEN

12'9" x 7'8" (3.89m x 2.36m)

Wall and base units with worktops, built in dual oven, four ring gas hob with extractor over, integrated fridge freezer, washing machine, tumble dryer and dishwasher, space for American style fridge, one and a half ceramic sink with mixer tap, spotlights to ceiling, window to the front elevation.

CONSERVATORY

10'11" x 11'0" (3.35m x 3.36m)

Accessed from Bedroom One via a sliding door and further French doors leading to the rear garden, overhead electric heater, laminate flooring, radiator.

BEDROOM ONE

10'10" x 14'11" (3.31m x 4.55m)

Spotlights to ceiling, radiator and sliding door into the conservatory.

BEDROOM TWO

9'3" x 9'10" (2.83m x 3.00m)

Built in wardrobes, window to the rear elevation and radiator

BEDROOM THREE

6'11" x 10'9" (2.12m x 3.30m)

Shelf, window to the side elevation and radiator.

BATHROOM

5'11" x 9'1" (1.81m x 2.78m)

Matching white suite comprising stand alone bath, shower unit with rainfall head and separate handheld unit, oval wash hand basin with mixer tap set on vanity unit with two drawers and mixed colour touch screen lighted mirror over, low level flush wc, chrome radiator, spotlights to ceiling and window to the side elevation.

EXTERNALLY

The front garden is laid to lawn with a shale border and drive fronting the two-way gates allowing off street parking for one vehicle. The rear garden is laid to lawn with patio paving and seating area, laurel hedging to two sides and fencing to the other, two wooden sheds to the side and an outside tap. The hard standing drive continues behind the two-way gates allowing further parking for several vehicles and leads up to the garage.

GARAGE

9'0" x 15'9" (2.75m x 4.82m)

With up and over door, power and lighting, fuse box, shelving and stone chip border surrounding three sides.

COUNCIL TAX

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

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



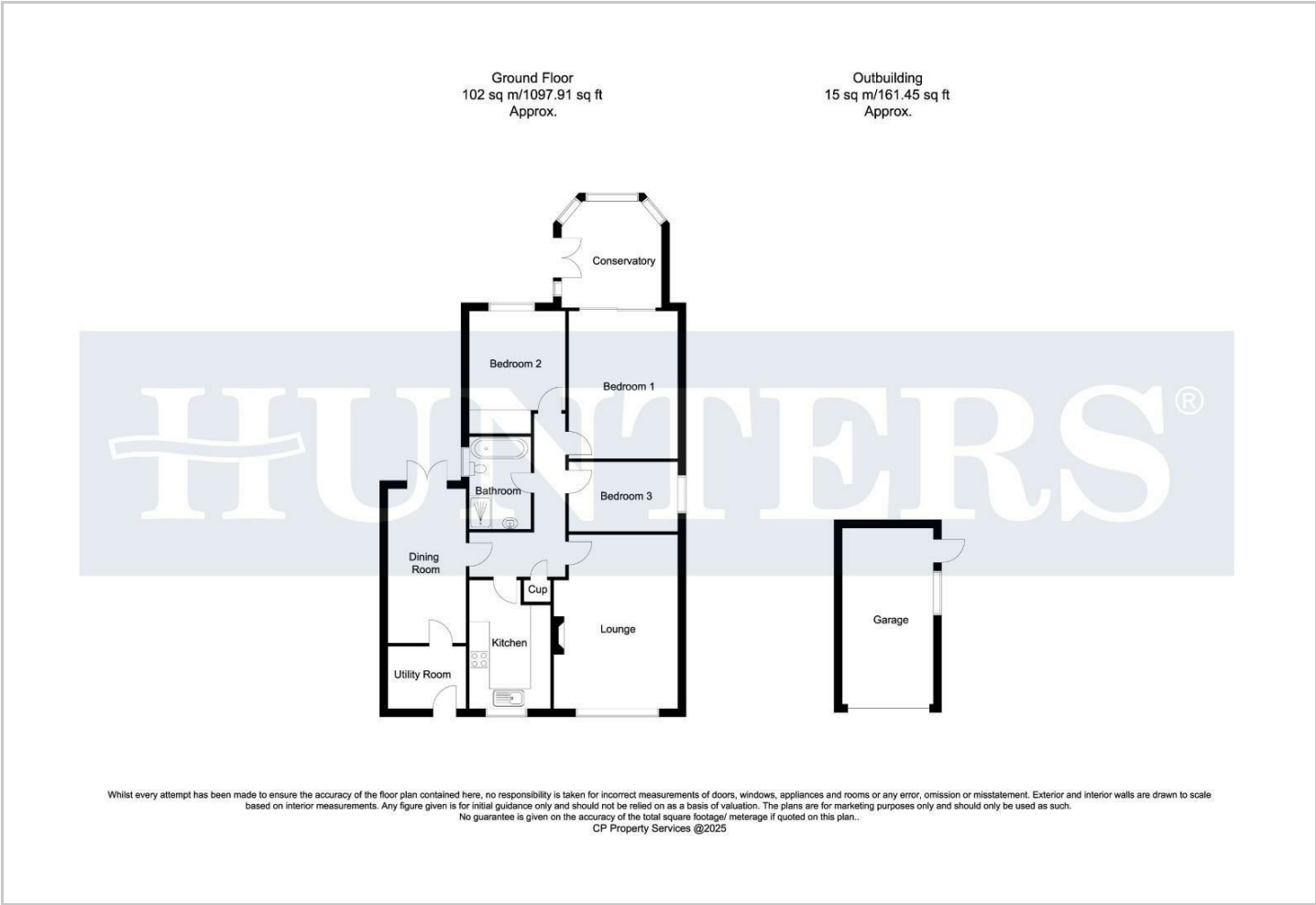
Hybrid Map



Terrain Map



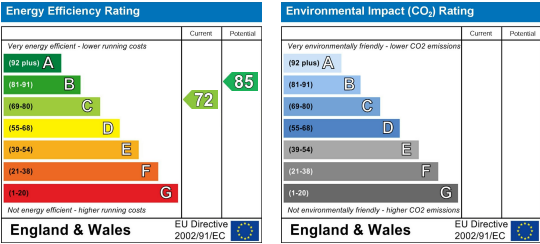
Floor Plan



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.