





### 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.

**Tucked away in a private close in the sought after village of Misterton this well presented five bedroom detached property with en suite to master and set over three floors is an ideal family home and viewing is highly recommended to appreciate the accommodation on offer.**

#### DESCRIPTION

Briefly the property comprises entrance hallway, lounge, dining room, kitchen diner, two utility rooms, conservatory and cloakroom to the ground floor, while the first floor has four bedrooms, master with en suite and bathroom, with a further bedroom to the second floor. Outside are gardens to the front and rear with off street parking for several vehicles and an integral double garage. The property also benefits from solar roof panels, double glazing and gas central heating. Misterton is a village lying six miles northwest of the market town of Gainsborough on the A161 and twelve miles north east of Retford which lies on the east coast mainline both of which have a wealth of amenities. The village itself has a primary school, Co-op, post office, butchers, doctors' surgery, church, two public houses, three takeaways, bowls and football clubs. It also benefits from a Children's Dance School, Riding School and Swimming Pool.

#### ACCOMMODATION

Double glazed composite wooden door with ornate glass panel leads into:

#### ENTRANCE HALLWAY

12'11" x 6'6"; 29'8"6" to its maximum dimensions

Providing access to the lounge, kitchen diner and cloakroom, stairs rising to the first floor accommodation, understairs cupboard, wood panel flooring and radiator.

#### LOUNGE

12'4" x 22'11"

Feature fireplace housing log burner, TV and telephone points, double doors opening to the rear garden, window to the front elevation and radiator. Double doors leading into:

#### DINING ROOM

10'4" x 10'10"

Coving to ceiling, wood panel flooring, window to the rear elevation and radiator. Open arch leading into:

#### KITCHEN DINER

10'3" x 23'0"

Wall and base units in cream with complementary worksurface, space for range style cooker with extractor fan over, integrated dishwasher, space for fridge freezer, one and a half stainless steel sink with mixer tap, vinyl flooring, doors to conservatory, utility and entrance hallway.

#### CONSERVATORY

13'6" x 13'2"

South facing with ceiling fan and doors opening to the rear garden.

#### UTILITY ROOM

7'4" x 9'2"

Base unit with worksurface over and space under for washing machine, dryer and two fridges, wall mounted shelving, vinyl flooring, doors into second utility room and integral double garage.

#### SECOND UTILITY ROOM

9'2"n x 7'6"n

Wall and base units with complementary worksurface, vinyl flooring, radiator and white composite wooden door with glass panel opening to the rear garden.

#### DOWNSTAIRS CLOAKROOM

3'5" x 4'8"

Two piece suite comprising low level flush wc, and corner wash hand basin with splashback, wood panel flooring, window to the front elevation and radiator.

#### FIRST FLOOR LANDING

13'1", 8'2"0" x 9'3"

Providing access to bedrooms and bathroom, stairs to second floor accommodation, airing cupboard housing water tank and smoke alarm to ceiling.

#### MASTER BEDROOM

10'8" x 14'10"

Built in wardrobe, panel flooring, window to the front elevation, radiator and door leading into:

#### EN SUITE

7'5" x 5'6"

Three piece suite comprising shower unit with rainfall head and hand held unit, wash hand basin in unit with mixer tap and low level flush wc, towel radiator, vinyl flooring, extractor fan and window to the front elevation.

#### BEDROOM TWO

13'5" x 11'8"

Built in wardrobe, window to the front elevation and radiator.

#### BEDROOM THREE

12'8" x 11'1"

Shelving, window to the rear elevation and radiator.

#### BEDROOM FOUR

7'8" x 12'4"

Built in wardrobe, rose to ceiling, window to the rear elevation and radiator.

#### SECOND FLOOR BEDROOM FIVE

6'11" x 18'10"

Four Velux windows to the ceiling, spotlights to ceiling, 50/50 split wooden laminate and carpet flooring.

#### EXTERNALLY

The front garden is laid to block paving providing off street parking for several vehicles, lawn with tree and stone chip borders, outside tap and wall lights, EV charger situated on the garage. Gated side access leading to the rear garden.

The private rear garden is also laid to lawn with mature borders and trees, paving, stone chip areas, double power socket, outside tap and wall lights.

#### INTEGRAL GARAGE

17'8" x 18'3"

Two electric doors, roof storage, shelving, wall mounted boiler.

#### TENURE

Freehold

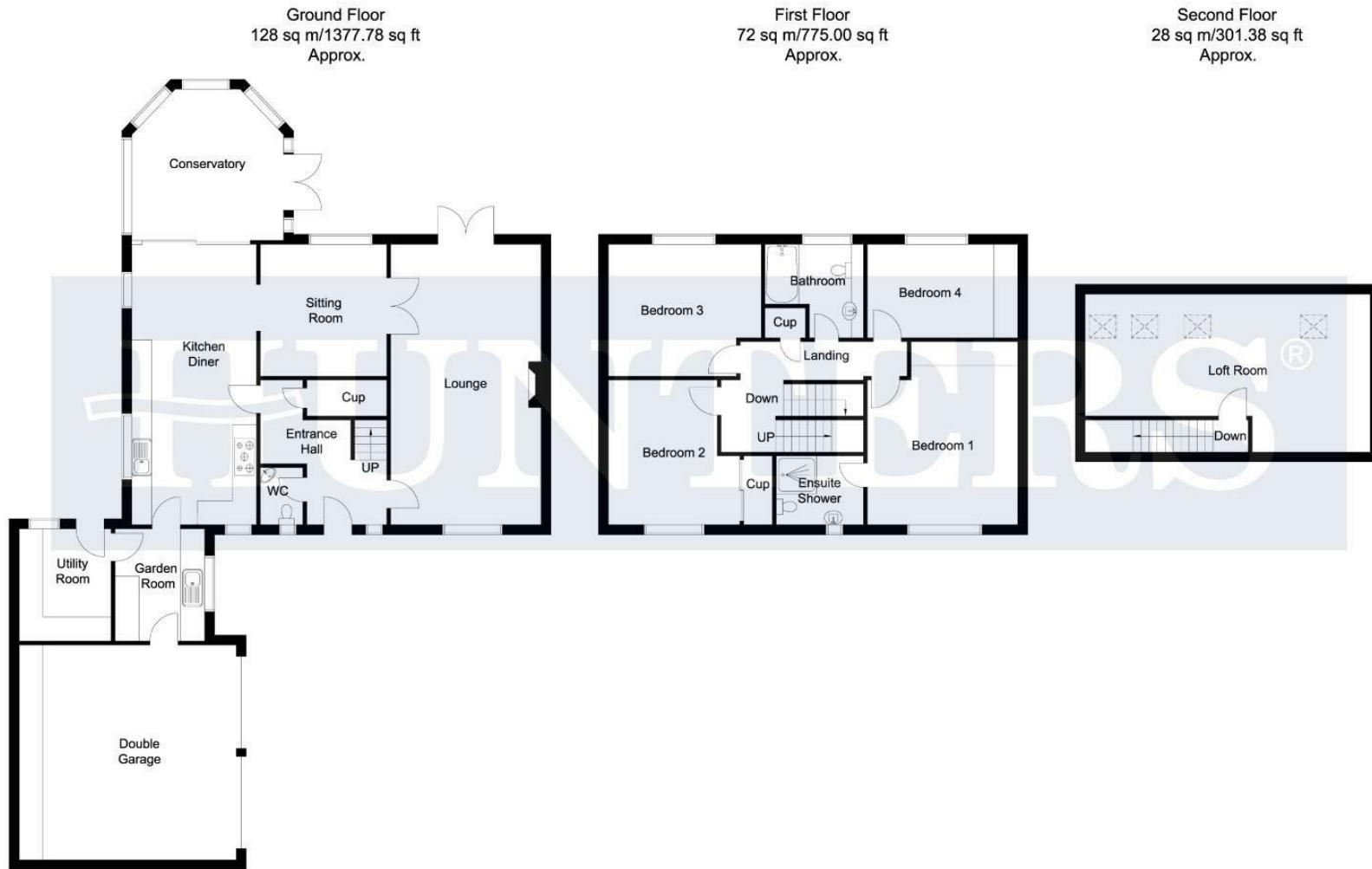
#### COUNCIL TAX

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

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

#### AGENTS NOTE

The property has solar panels which are owned by the vendor and generate an income of approximately £2,800 p.a. feed in tariff (FIT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..

CP Property Services @2026

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.

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