

HUNTERS[®]

HERE TO GET *you* THERE



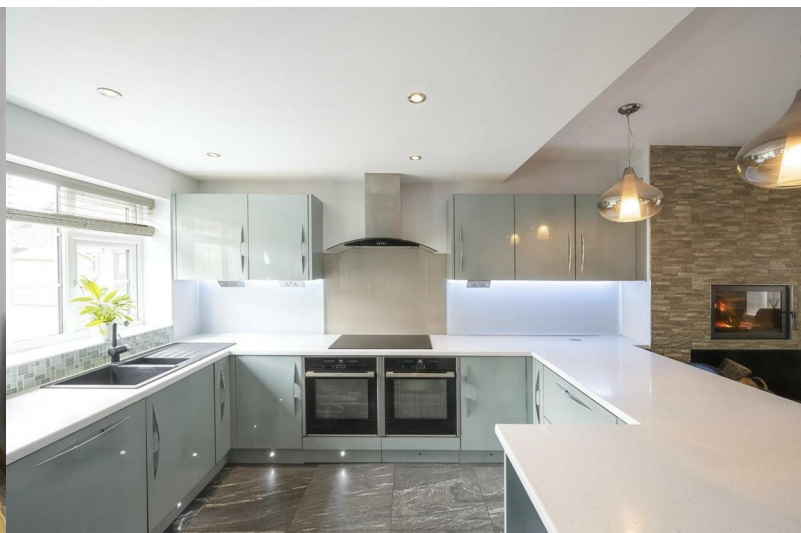
Main Street

Harworth, DN11 8LB

£435,000



Council Tax: C



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ACCOMMODATION

Entrance door leading into:

HALLWAY

13'5" x 8'5" to maximum dimensions (4.10m x 2.57m to maximum dimensions)

Oak and glass staircase giving access to the first floor accommodation with understairs storage, tiled flooring, radiator, spotlights to ceiling. Further area housing central heating system, space and plumbing for automatic washing machine and further space for dryer. Door giving access to Lounge and Kitchen Diner.

LOUNGE

16'2" x 11'5" (4.95m x 3.48m)

Feature fire with marble hearth and log burner, log storage, uPVC double glazed bay window to the front elevation, wall lights, tv aerial, wall mounted thermostat, radiator and internal opaque ornate glass window into the Hallway.

KITCHEN DINER

22'10" x 11'5" (6.96m x 3.48m)

Fitted kitchen with range of wall and base units with complementary worksurface, two integrated Neff ovens with hide and slide doors and warming drawer, Neff electric induction hob with extractor fan over, Bosh integrated combi microwave and integrated Neff dishwasher, space for fridge freezer, sink and drainer unit, feature tiled chimney with integrated log burner on marble hearth, door to the rear elevation, double glazed windows to the front and rear elevation, tiled flooring, kickboard lighting, radiator and tv aerial.

FIRST FLOOR LANDING

8'11" x 14'6" to maximum dimensions (2.73m x 4.43m to maximum dimensions)

Double glazed window to the rear elevation and continuation of the oak and glass banister, spot lights to ceiling.

MASTER BEDROOM

14'7" x 12'11" to the front of the wardrobes (4.45m x 3.96m to the front of the wardrobes)

Fitted wardrobes, tv aerial, double glazed window to the front elevation, spotlights to the ceiling and radiator. Door giving access to:

EN SUITE

Three piece suite comprising shower cubicle with mains fed shower, wash hand basin in unit including low flush w.c and cupboard, heated towel rail, fitted mirror with light, tiled throughout, double glazed window to the side elevation.

BEDROOM TWO

11'10" x 14'4" (3.61m x 4.37m)

Fitted wardrobes, tv aerial, radiator, double glazed window to the front elevation, loft access with built in ladder, boarding and lighting.

BEDROOM THREE

11'10" x 8'0" with recess to door (3.61m x 2.46m with recess to door)

Double glazed window to the rear elevation, radiator, tv aerial.

BATHROOM

7'8" x 7'8" (2.36m x 2.34m)

Four piece suite comprising free standing bath with shower attachment, electric Aqualisa shower within

a cubicle, overhead digital clock, wash hand basin in unit with low level flush w.c., cupboard and marble splash back tiling, sensory lighting, heated towel rail, tiled walls and flooring, double glazed obscure window to the rear elevation.

EXTERNALLY

Courtyard to the rear, outside tap, security lighting, wooden store shed, concrete paved hard standing for parking for two vehicles, mature shrubs and border. Parking is accessed via a drive which leads from, the main road with space for numerous vehicles. Rear garden laid mainly to lawn with mature trees and shrubs including ferns, fir trees and laurel hedging.

OUTBUILDINGS

The exterior building to the rear has pre application approval for a two bedroom dwelling conversion is made of brick construction with tiled roof and is accessed via a wooden door leading into the first room with electric garage door (4.8m x 5.67m), a further door leads into the main central room (9.08m x 5.75m) with garage door to the front plus two windows. Opening to third room (4.62m x 5.61m) Off street parking is available to the front of this

building for several cars with garden area to the rear and gate leading to the main garden.

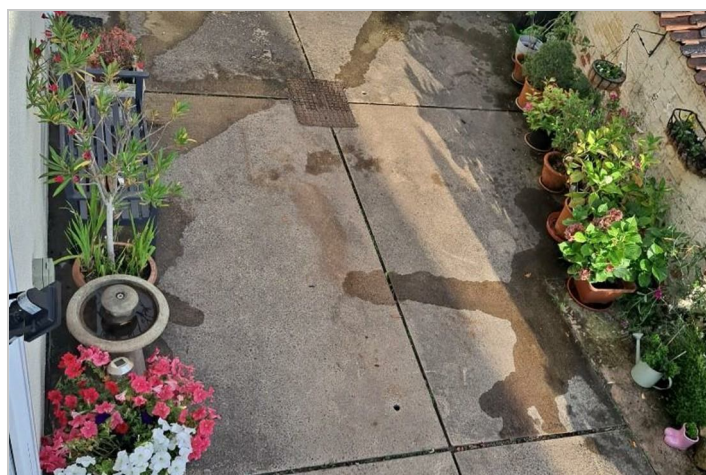
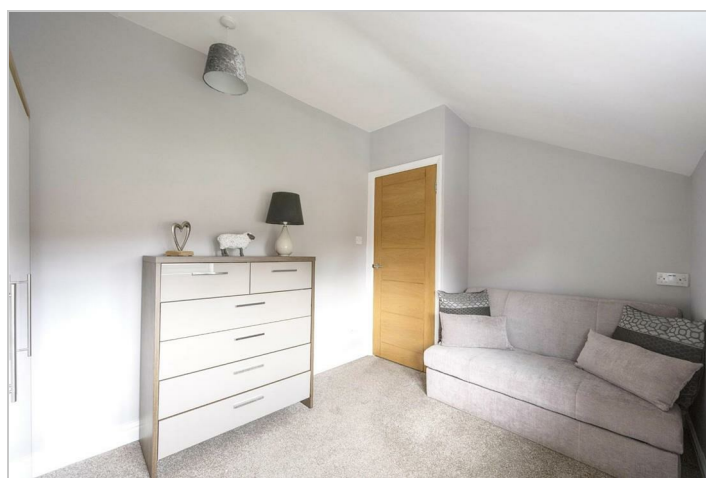
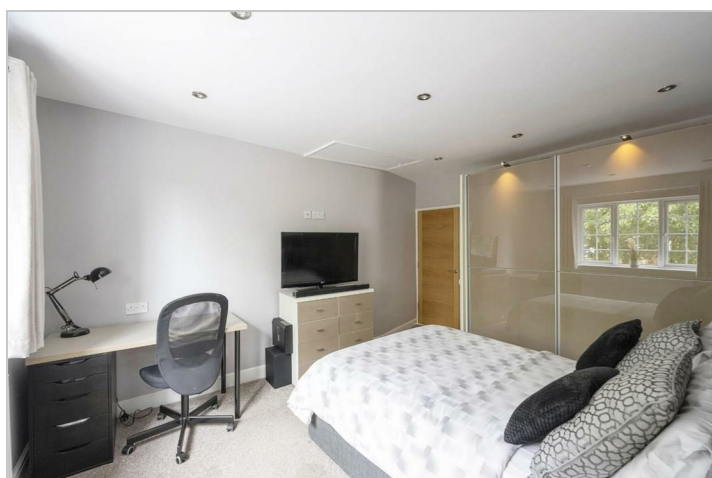
COUNCIL TAX

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

TENURE - FREEHOLD

AGENTS NOTE

Potential buyers should note the vendor has secured pre application approval from Bassetlaw District Council to convert the outbuildings to a two bedroom dwelling and further details are available via the Agent.



Road Map



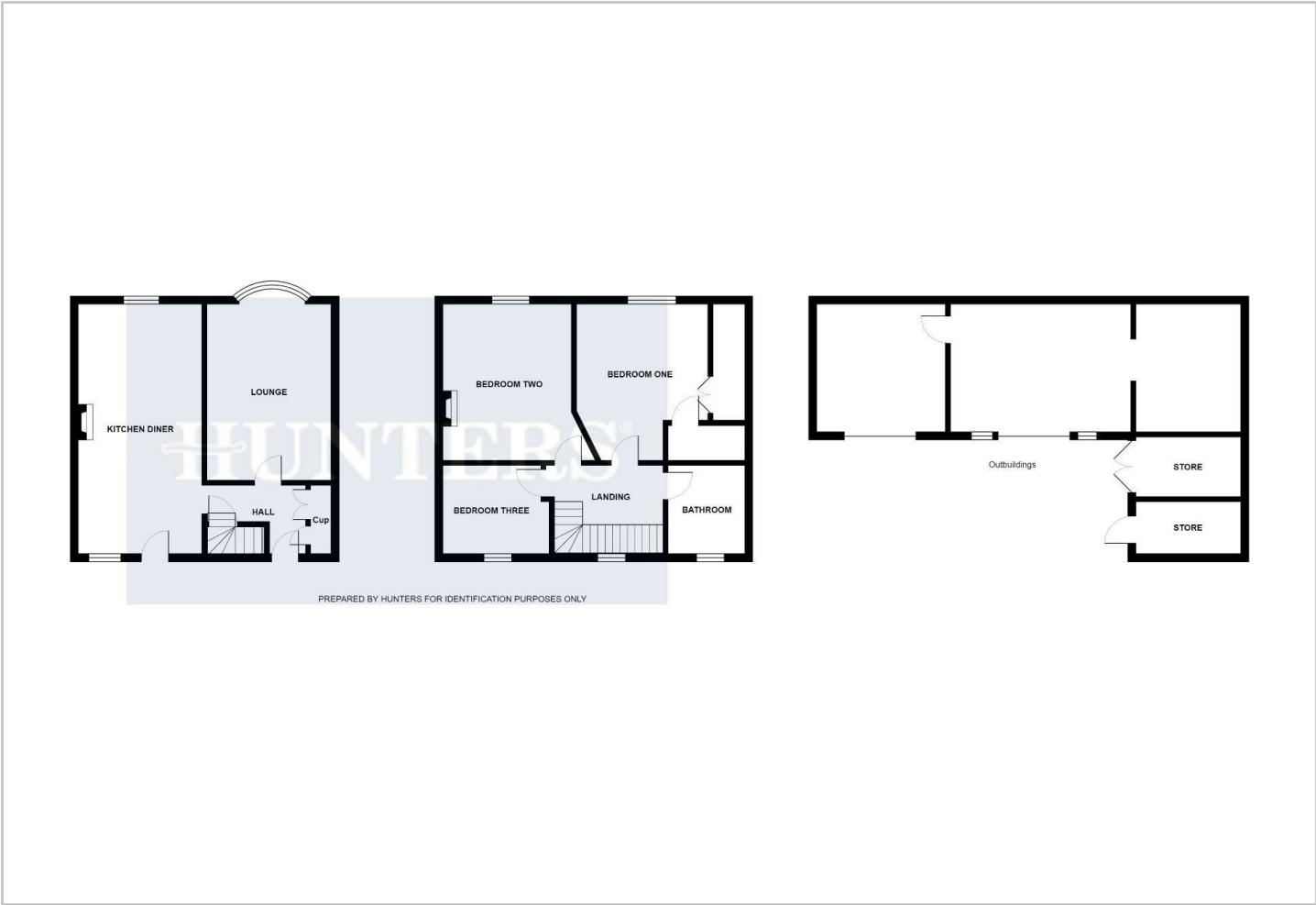
Hybrid Map



Terrain Map



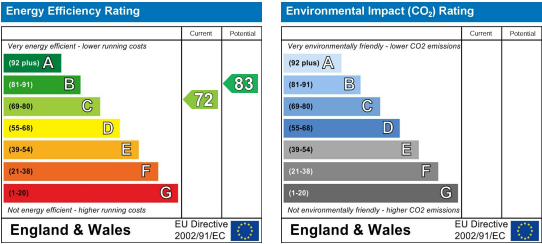
Floor Plan



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.