

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## **Lock Cottage, off Station Road, Misterton, DN10 4DF**

- Semi detached 19<sup>th</sup> Century Lock keeper's Cottage of charm and character • Large garden with garage and parking • Gas c/h • •D/glzg • Scenic Chesterfield Canal side setting •



**£198,000 NO CHAIN**

## LOCATION

Misterton is a well served community village with good shops and amenities in easy commuting range of Doncaster, Bawtry, Epworth, Gainsborough and Retford etc.

The property is on a bus route and in easy access of picturesque countryside and Chesterfield Canal walks, etc.

## DIRECTIONS

The property is approached along a private access lane (maintained by the frontage property owners) off Station Street (A161). Visitors/viewers are advised to park on or near the junction of Station Street and Station Road (near 76 Station Street) and walk the short length of the private access to Lock Cottage.

## DESCRIPTION

Lock Cottage dates from the mid 19<sup>th</sup> Century and occupies a truly enviable location on the Chesterfield canal built between 1771-1777 to the design of James Brindley as a vital commercial transport route covering 45 miles between Chesterfield Derbyshire and the River Trent at West Stockwith, Nottinghamshire. The Chesterfield Canal is at the end of a restoration programme by the Chesterfield Canal Trust Ltd a registered charity and is a tourist attraction and wildlife haven.

Accommodation (room sizes approx. only)

**RECEPTION HALL** (3.6m x 2.5m) with stained glass front door, radiator and under stairs storage.

**SITTING ROOM** (4.2m x 3.7m) with exposed beam and ceiling joists, rustic chimney breast with multi-fuel stove, wall lights and front window to canal and open countryside views.



**KITCHEN DINER** (4.3m x 2.4m) wood laminate floor, filled units in distressed duck egg blue with white tiled counter tops, 1 ½ bowl china sink, radiator and double doors to:-



**Rear vestibule ENTRANCE** (3.7m x 2.5m) double glazed PVC and mono-pitch polycarbonate roof with counter top provision for laundry appliances, radiator and central heating boiler.

**BATHROOM** (2.4m x 2.3m) accessed off the Hall, modern white suite, radiator, fan and vinyl flooring.



Staircase (with port hole window) to first floor.

**LANDING** with linen cupboard.

**Main BEDROOM and EN-SUITE** (4.4m x 3.7m) with canal lock and countryside outlook, radiator, and **EN-SUITE** leading off with grey laminate floor, radiator, toilet, wash basin and shower cubicle.



**Rear BEDROOM 2** (4.4m x 2.3m) with radiator.

**Rear BEDROOM 3** (2.4m x 2.4m) with radiator.

**OUTSIDE**

A very pretty setting with direct frontage to the Chesterfield Canal tow path (a popular recreational walk) at Low Lock opposite the Mill Weir.

Gated driveway to multi-car parking in front of the existing single garage within lawn and patio garden having personal gate to the canal towpath.

Further sizeable private lawned garden with shed and balustrade fence enclosed decked terrace and paved walkway to vegetable garden with further shed.



**SERVICES** (not tested)

- Mains water, electricity, drainage and gas
- Gas central heating to radiators

**LOCAL AUTHORITY**

Bassetlaw District Council

**COUNCIL TAX**

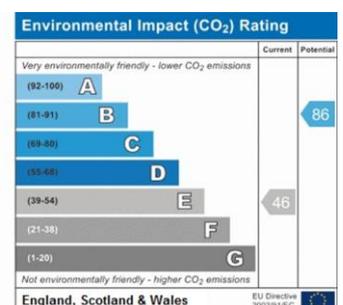
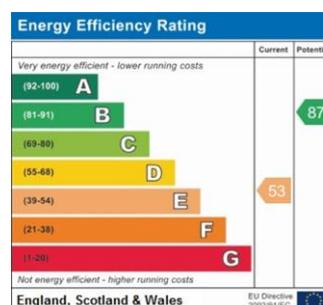
Band 'A' (on-line enquiry)

**TENURE**

Freehold assumed

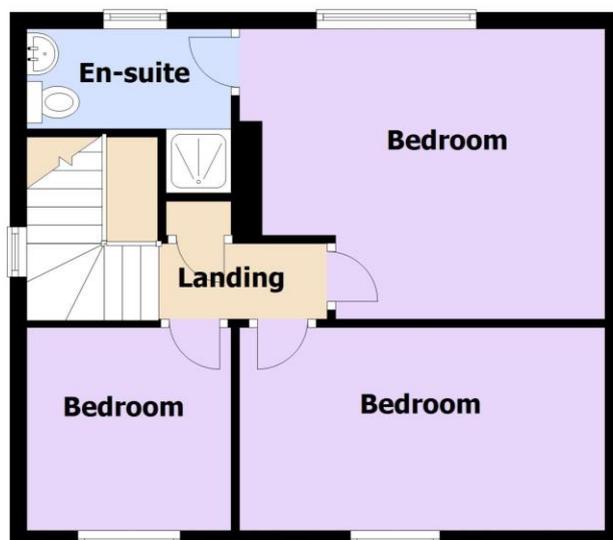
**VIEWING**

Strictly by prior appointment through Grice & Hunter 01427 873684/07483100988



## First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



## Ground Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



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Isle of Axholme  
Marketing Coordinator  
07483100988

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