



43 Station Street, Misterton, DN10 4BY

- A 2 Bedroom Detached Bungalow • Larger than average plot • Gas central heating •
- PVCu double glazing • Modern fascia/soffits and gutters • Garage with electric door •
- Offered with no forward chain •

DESCRIPTION

A traditional and popular style of Detached Bungalow including generously proportioned 2 Bedroom accommodation boasting:

- Central Reception Hall
- Double aspect Lounge with bay window
- Kitchen with access to loft storage space
- Bathroom with 4 piece suite
- Conservatory addition
- Immaculate front and rear gardens

LOCATION

Misterton is located on the A161 about 6 miles south of the well served small town of Epworth, about 7 miles from Gainsborough and 10 miles from Retford.

The village includes an excellent range of local facilities including Co-op food store, Post Office, Takeaways, Surgery, Primary School, Butchers and Riding School, etc.

ACCOMMODATION (room sizes approx. only)

RECEPTION HALL with PVCu double glazed front entrance door and radiator.

LOUNGE (4.56m x 4.54m) a twin aspect room with PVCu double glazed bay and side facing windows, 2 radiators and modern fireplace with wood surround and coal effect gas fire.



KITCHEN (4.55m x 3.15m) including base and wall cabinets with work tops, 1 ½ bowl sink unit, plumbing for automatic washer, radiator and space for fridge/freezer. Rear and side facing PVCu double glazed windows, door to conservatory and loft ladder to:-



ATTIC ROOM (3.60m x 3.25m) with radiator, PVCu double glazed window, wash basin and toilet off.



BEDROOM 1 (3.93m x 3.50m) with PVCu double glazed front facing window and radiator.



BEDROOM 2 (3.14m x 2.86m) with PVCu double glazed window to rear and radiator.

BATHROOM (2.20m x 2.10m) including bath with tap shower fitting, pedestal wash basin, wc and separate shower cubicle. Radiator, PVCu double glazed window, gas central heating boiler and part tiling to walls.



CONSERVATORY (3.14m x 2.24m) being double glazed and with access to the garden.



OUTSIDE

Deep front garden with walled frontage, driveway with turning area, lawn and access to:-

Attached Brick GARAGE (5.5m x 2.7m) with modern electric up and over door and rear door to the garden.

Very good sized rear garden being fully enclosed, lawned and with patio area adjoining the front garden.

Please note that the rear northern boundary extends to the brick wall which is about 2.5m beyond the timber fence.



SERVICES (not tested)

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

LOCAL AUTHORITY

Bassetlaw District Council

COUNCIL TAX

Band 'C' (on-line enquiry)

TENURE

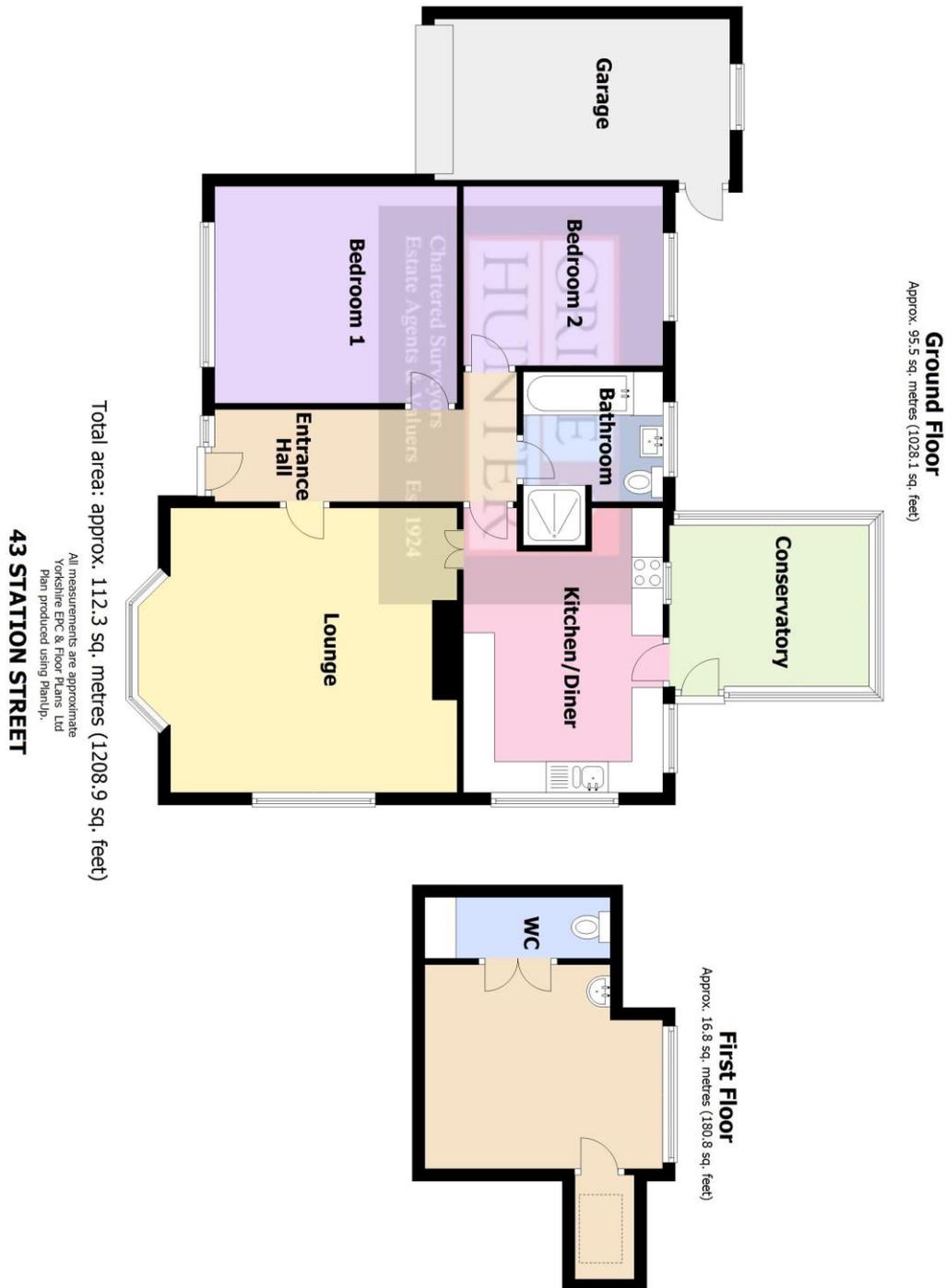
Freehold assumed

VIEWING

Strictly by prior appointment through Grice & Hunter

01427 873684/07483 100988

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk

20 Oswald Road,
Scunthorpe DN15 7QJ
Tel: (01724) 866261
scunthorpe@gricehunter.co.uk

Isle of Axholme
Marketing Coordinator
07483100988

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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
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