

Town & Country  
Property Agents

GRICE &  
HUNTER

Chartered Surveyors  
Est 1924

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## NUMBER 3 OLD FORGE ROAD MISTERTON DN10 4BL

- A 3 Bedroom (En-suite) Detached House
- Gas Central Heating
- PVCu Double Glazing
- Utility Room and ground floor Cloaks (w.c.)
- Garage
- South facing to rear
- Offered for sale with no forward chain



**Price Guide: £210,000**



Website: [www.gricehunter.co.uk](http://www.gricehunter.co.uk)

## DESCRIPTION

A traditional style of Detached House which is being sold with no forward chain and offers scope for some general updating of kitchen and bathroom fittings, etc.

To the ground floor the property includes a good sized Through Lounge, separate Dining Room, Kitchen, Utility Room and Cloakroom (w.c.). To the first floor there is a Master Bedroom with fitted wardrobes and an En-suite Shower Room, two further Bedrooms and a Bathroom.

Externally the house has the benefit of a south facing rear garden which is not overlooked.

## LOCATION

Old Forge Road is located just off the High Street (A161) within the central part of the village being convenient for the good selection of local facilities. Misterton is readily accessible to the nearby towns of Doncaster, Scunthorpe, Retford and Gainsborough.

## ACCOMMODATION

All measurements are approx. only

### Ground floor

PVCu double glazed **ENCLOSED ENTRANCE PORCH** with external door to frontage.

**RECEPTION HALL** with staircase off.

**CLOAKROOM** with w.c., wash basin and radiator

**THROUGH LOUNGE** (about 5.78m x 3.28m) having front facing PVCu double glazed window, 2 radiators, feature fire place with wood surround and coal effect gas fire. Modern PVCu double glazed patio door to rear garden.

**DINING ROOM** (about 2.96m x 3.08m) with radiator and front facing PVCu double glazed window.

**KITCHEN** (about 3.44m x 2.68m) with fitted units to 3 sides comprising base and wall cupboards, work surface, 1 ½ bowl sink unit, integrated oven, hob, microwave, fridge and freezer. Radiator and rear facing PVCu double glazed window.

**UTILITY ROOM** (about 1.98m x 1.40m) including work top and storage wall cupboard. Plumbing for automatic washer and dishwasher, space for fridge. Radiator and external PVCu double glazed stable door. Built in cloaks cupboard off.

### FIRST FLOOR

**LANDING** of good size with radiator, PVCu double glazed window and airing cupboard.

**BEDROOM 1** (about 4.00m x 3.28m) with radiator, extensive fitted bedroom furniture including wardrobes, bedside tables, drawers and shelved storage unit. Front facing PVCu double glazed window.

**ENSUITE SHOWER ROOM** (about 1.62m x 1.5m) having

shower cubicle, w.c., and wash basin. Radiator and PVCu double glazed window.

**BEDROOM 2** (about 3.28m average x 3.40m) with radiator and front facing PVCu double glazed window.

**BEDROOM 3** (about 3.00m x 2.30m) with radiator and rear facing PVCu double glazed window.

**BATHROOM** (about 2.38m x 1.70m) comprising bath, wash basin and w.c. Radiator and PVCu double glazed window.

## OUTSIDE

Wide open front garden with lawn and side driveway.

Attached brick and tiled **GARAGE** (about 5.4m x 2.6m) with up and over door, external door to the rear garden. Electric light and power.

Rear south facing rear garden being fully enclosed. Lawned with paved patio adjoining the house and external water tap. Shed.

## SERVICES

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

## TENURE

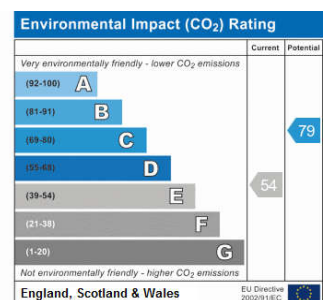
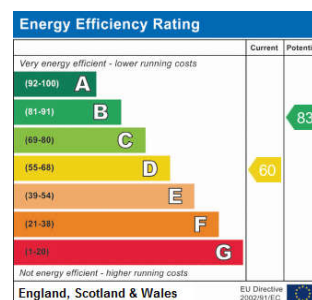
Freehold.

## COUNCIL TAX

Band C.

## VIEWING

By prior appointment through Grice and Hunter Haxey office. Tel. 01427 752292.





View from rear bedroom window.



Total area: approx. 110.6 sq. metres (1190.0 sq. feet)  
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The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

Misrepresentation

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