

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



12 Wharf Road, Misterton, DN10 4EE

- Very spacious 2 double bed early 20th century house in modernised condition • Gas c/h • Central village location close to local high street shops and amenities • Mostly pvc double glazed windows • Newly completed Bathroom • Pleasant garden and outlooks • Open countryside and canal side walks nearby •



£110,000 NO CHAIN

LOCATION

Misterton has a population of just over 2,000 and lies on the A161 highway and the scenic Chesterfield Canal about 7 miles from the market town of Gainsborough and 8 miles south of M180 J2. The village has good amenities including new co-op, community centre and library, 2 friendly inns, hot food outlets, primary school, church, chapel, sports field, shops, equestrian centre, The Pantry eatery and is within commuting distance of the towns of Doncaster, Retford, Bawtry and Epworth.

Accommodation (room sizes approx)

Ground Floor

Rear ENTRANCE HALL (2.1m x 1.4m) with pvc double glazed door and window, radiator and wood effect vinyl flooring extending to adjoining rooms.

KITCHEN (4.1m x 2.1m) with window outlooks to the rear garden and patio, part tiled décor to compliment the natural wood units with extensive counter top, 1 ½ bowl colour coordinated sink with mixer tap, **electric 4 burner hob** and slide under provision for auto washer, fridge, etc.



LIVING ROOM (4.1m x 3.2m) with pvc double glazed rear garden outlook, radiator, wood effect flooring, tv provision, telephone point, oak mantled surround to fireplace with “living flame” gas fire (serving central heating), spacious under-stairs **larder Store** with meters, shelving and window.



Staircase LOBBY with smoke detector.

SITTING ROOM (4.1m x 3m) with double glazed window outlooks, radiator, dressed stone full height chimney breast with illuminated adjacent niches (dimmer control) and fitted gas fire, perimeter delfed display rack, tv provision, etc.



Front ENTRANCE enclosed STORM PORCH

Single flight Staircase to:-

First Floor

LANDING with pvc double glazed window.

Front BEDROOM 1 (4.2m x 3m) with pvc double glazed window to most pleasant outlook, radiator, bed head light cord, telephone point and recessed vanity shelf with frameless mirror over.



Rear BEDROOM 2 (3.2m x 2.6m) with pvc double glazed window to rear garden and paddock outlook, radiator, light pull cord and sneck door to walk-in wardrobe cupboard with cloaks hooks and retractable ladder giving access to the roof space.



Modern BATH/SHOWER ROOM (2.3m x 1.6m) with panelled and tiled décor and tiled floor to compliment the suite in white comprising bath with mains fed thermostatic control shower over, low flush toilet, pedestal wash basin with mixer tap. Radiator, Xpelair radiator and full height cylinder and airing cupboard (with immersion heater).



OUTSIDE The property has frontage to wharf Road and small wall enclosed front garden. Side pedestrian access and gated approach to enclosed most pleasant rear garden laid to paved patio and lawn with timber modern garden shed, water tap and light.



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

NOTE The seller currently rents off road parking facility in an enclosed parking court only a few yards from the house subject to an annual charge made payable to the local council of £100.00 per annum.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684/07483 100988

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**Isle of Axholme
Marketing Coordinator
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