HUNTERS®

HERE TO GET *you* THERE



Mattersey Road

Everton, Doncaster, DN10 5BN

Offers In The Region Of £475,000

3 2 1 E

Council Tax: E





Eagles Rock Mattersey Road

Everton, Doncaster, DN10 5BN

Offers In The Region Of £475,000





DESCRIPTION

Briefly the property comprises entrance hall, kitchen living area, lounge diner, utility, three bedrooms, master with en suite, jack and jill bathroom and w.c. Whilst outside are gardens to the front and rear, a private courtyard, double garage and driveway facilitating off street parking for several vehicles. The property also benefits from oil central heating and double glazing.

The Village of Everton is situated 3.5 miles south east of the market town of Bawtry which has a wealth of amenities and 7.5 miles north of the town of Retford which lies on the east coast mainline facilitating train travel to the capital and the north. The A1 motorway is also only a short drive away with links to the motorway network. Everton has a primary school, church, village hall, and two village pubs.

ACCOMMODATION

Access from the side white uPVC door with glass panels leads into:

ENTRANCE HALLWAY

10'0" x 7'10" (3.06m x 2.40m)

Providing access to the Breakfast Kitchen and inner hall to bedrooms.

BREAKFAST KITCHEN /LIVING AREA

14'11" x 23'7" (4.56m x 7.20m)

An open plan kitchen with living area comprising wall and base units with complementary worktops, built in cooker and grill, four ring induction hob with extractor over, space for dishwasher and fridge freezer, one and a half stainless steel sink with mixer tap and tiled splashback, wood panel flooring, two windows to the rear elevation, sliding glass door opening to the courtyard and further door leading into:

LOUNGE DINER

19'6" x 23'7" (5.95m x 7.19m)

Central block housing log burner, TV point, two windows to the rear and one to the front elevation, sliding glass door opening into the courtyard.

UTILITY

7'3" x 8'6" (2.23m x 2.61m)

Wall and base units with worktop, space and plumbing for automatic washing machine, and dryer, oil fired boiler, stainless steel sink with tiled splashback, wall mounted heating control and white uPVC door to the rear elevation with glass panel.

INNER HALL

3'6" x 20'9" (1.08m x 6.33m)

Providing access to the bedrooms, bathroom and w.c., window to the side elevation and radiator.

MASTER BEDROOM

13'5" x 13'8" (4.11m x 4.17m)

Bay window to the front elevation, TV point, fan to ceiling, wall mounted thermostat, two doors opening to separate his and hers dressing rooms and door leading into:

EN SUITE

4'7" x 11'6" (1.40m x 3.51m)

Tiled throughout with walk in Triton electric shower unit, wash hand basin with mixer tap, low level flush w.c. in unit with cupboard under and mirror over, down lighters, two shelves, chrome wall radiator, extractor fan and vinyl flooring.

BEDROOM TWO

8'11" x 14'7" to maximum dimension (2.73m x 4.45m to maximum dimension)

Built in wardrobe, TV aerial, window to the side elevation, radiator and door leading into Jack and Jill bathroom via dressing room which also has a door to the inner hall.

BEDROOM THREE

10'4" x 11'8" (3.16m x 3.56m)

Built in cupboard with shelving, TV socket, window to the rear elevation.

WC
7'3" x 4'2" (2.21m x 1.28m)
Low level flush w.c., wash hand basin in unit with cupboard under, loft access, wood panel flooring and radiator.

JACK AND JILL BATHROOM
8'9" x 7'3" (2.69m x 2.23m)
Accessed via the inner hall and bedroom two.
Tiled throughout with matching white suite comprising jacuzzi bath, pedestal wash hand basin with mixer tap, low level flush w.c., bidet, vanity unit, shaving socket, chrome wall radiator, spotlights to ceiling, vinyl flooring.

EXTERNALLY
The front garden is mainly laid to lawn with mature shrubs and a fir tree, stone chip area, gate to courtyard, drive allowing off street parking for several vehicles and continuing through a wrought iron gate to the side of the property, Two downlighters to the front wall.
The private courtyard is paved with a stone chip area, trees and outside light.
The rear garden is mainly laid to lawn with mature beds and views over fields with fencing to three sides. Outside tap, oil tank on hard standing to the rear of the two garages and two outside lights.

GARAGES
Pair of Garages side by side, with the left hand side measuring 2.77m x 5.92m with power and lighting and window to the side elevation and the right hand side measuring 2.68m x 5.87m also with power and lighting and window to the side elevation.

TENURE - Freehold

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

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

AGENTS NOTE
The property requires Probate being obtained with regards to the sale, please enquire with the Agent for further information in this matter.






Road Map



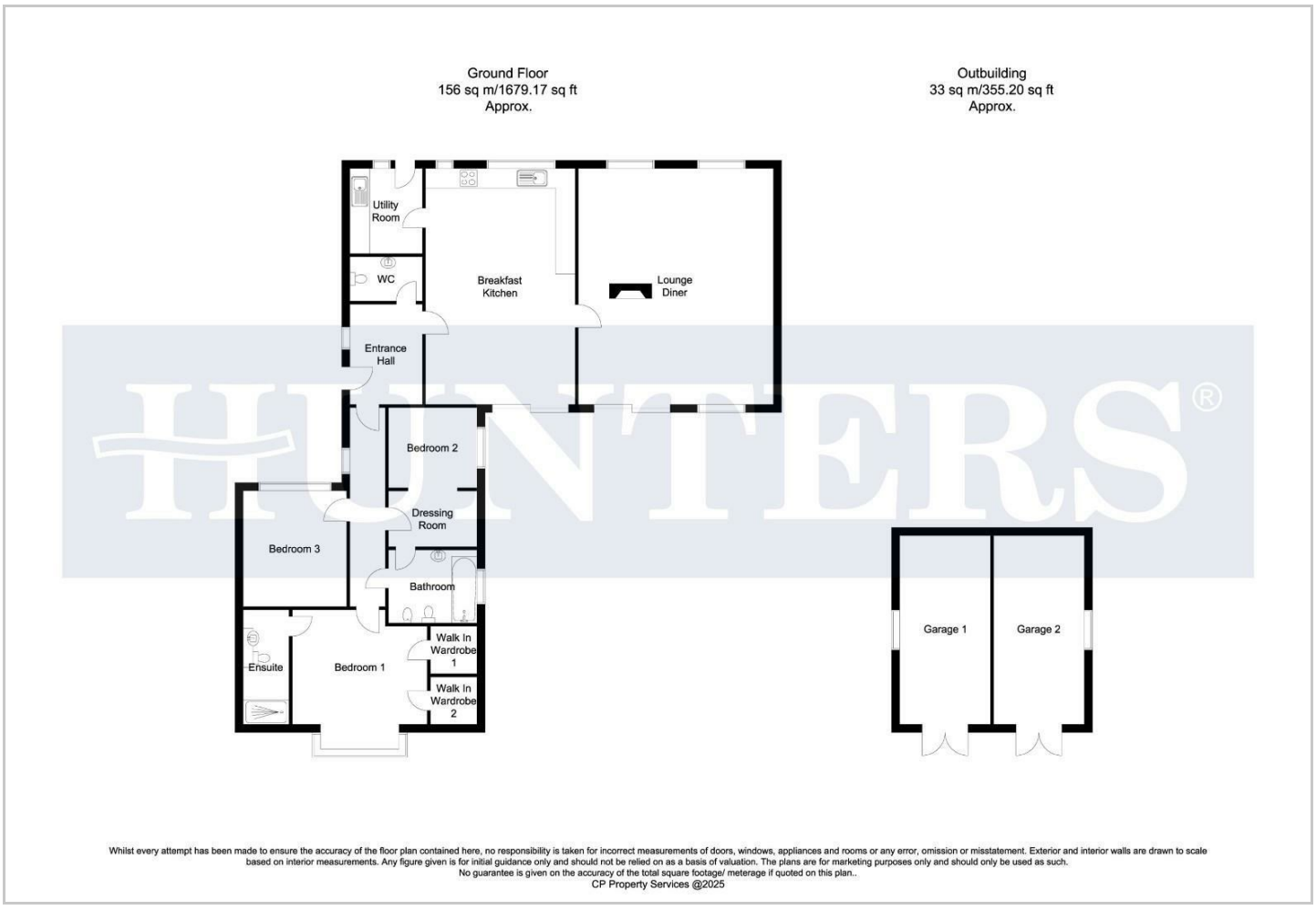
Hybrid Map



Terrain Map



Floor Plan

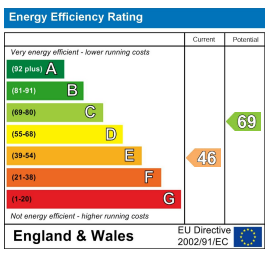


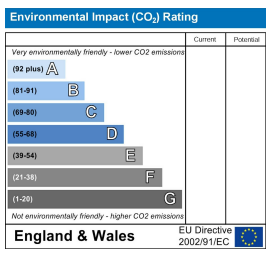
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2025

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.

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