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# Station Road

Walkeringham, Doncaster, DN10 4JN

Asking Price £595,000

4 2 2 C

Council Tax: E





# Willow Dene Station Road

Walkeringham, Doncaster, DN10 4JN

## Asking Price £595,000





### ACCOMMODATION
uPVC double glazed entrance door leading into Storm Porch with part glazed wooden entrance door opening to:

### ENTRANCE HALLWAY
Stone flooring and return staircase leading to the first floor accommodation, radiator and doors giving access to:

### LOUNGE
13'10" x 13'10" (4.22m x 4.24m )
uPVC double glazed window to the front, side and rear elevations, coving to ceiling, radiator and opening into:

### DINING ROOM
14'0" x 10'8" (4.29m x 3.27m )
uPVC double glazed window to the side elevation and uPVC double glazed patio doors to the rear elevation, radiator and coving to ceiling.

### KITCHEN DINER
29'2" x 13'9" to maximum dimensions (8.9m x 4.21m to maximum dimensions)
uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation, recently fitted kitchen by the current owner, comprising base, drawer, wall and larder units with complementary work surfaces and matching splashback, inset sink and drainer with mixer tap, four ring electric hob with extractor over, integrated oven and microwave, integrated fridge and separate freezer, integrated dishwasher. Doorway leading into:

### REAR PORCH
With continuation of the stone flooring from the hall, kitchen area. Door giving access to:

### W.C.
With w.c. and handbasin incorporated into system, part tiled walls and radiator.

### UTILITY/BOILER ROOM
7'7" x 7'1" (2.33m x 2.16m )
Provision for appliances and fitted wall units

### FIRST FLOOR LANDING
uPVC double glazed window to the side elevation, radiator and doors giving access to:

### BEDROOM ONE
13'10" x 13'11" (4.24m x 4.25m )
uPVC double glazed windows to the front and side elevations, radiator and fitted double wardrobe with mirrored sliding doors. Door giving access to:

### EN SUITE SHOWER ROOM
10'5" x 3'2" (3.19m x 0.99m )
Suite comprising w.c., pedestal wash hand basin and shower cubicle with mermaid boarding, tiled floor and part tiled walls, chrome heated towel rail and inset spotlights to ceiling.

### BEDROOM TWO
14'9" x 10'2" to the front of the fitted wardrobe (4.52m x 3.10m to the front of the fitted wardrobe)
Double glazed bay window to the front elevation, radiator, fitted quadruple wardrobe with mirrored sliding doors and picture rail.

## FAMILY BATHROOM
13'9" x 5'9" (4.20m x 1.77m )
uPVC double glazed window to the side elevation, suite comprising w.c., hand basin mounted in vanity unit, bath and separate shower cubicle, mermaid boarding, splashback, laminate flooring and radiator.

## MASTER BEDROOM
10'7" x 19'8" to the front of the fitted wardrobes
(3.24m x 6.01m to the front of the fitted wardrobes)
Two uPVC double glazed windows to the rear elevation, two radiators, spotlights to ceiling and fitted triple wardrobe with mirrored sliding doors.

## EXTERNALLY
Externally the property is entred via double gates with iron fence and hedging frontage, block paved driveway allows off road parking for multiple vehicles with the front garden mainly set to lawn and further double glates giving access to further hard standing area which leads to the triple garage and workshop with electric doors, light, power and heating and solar panels. Lawn area and recently constructed wooden double stable block with hay storage and separate feed storage areas, five bar gate gives access into the paddock which stretches beyond.

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

## TENURE - Freehold

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

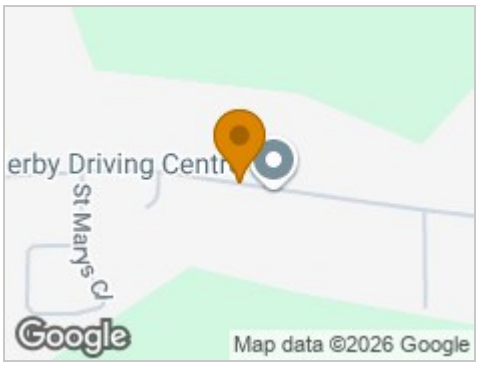








## Road Map



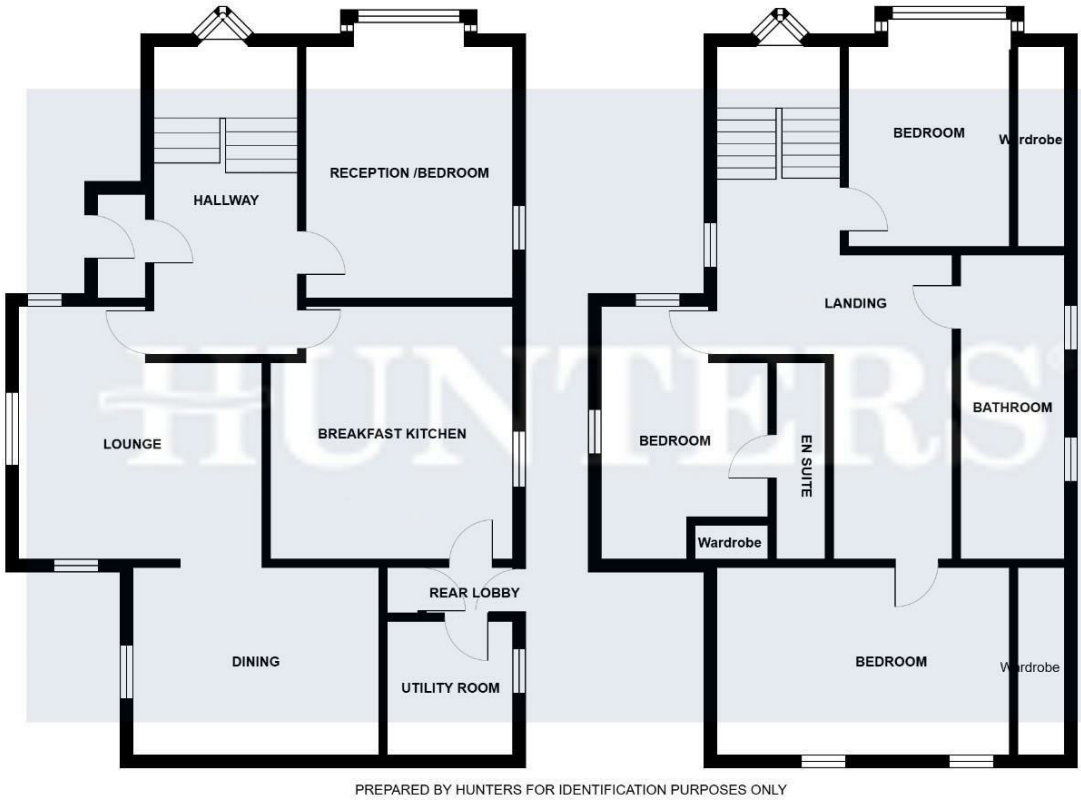

## Hybrid Map




## Terrain Map




## Floor Plan

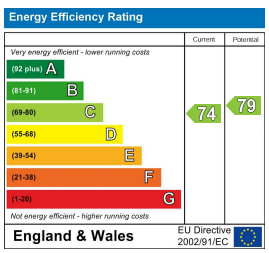


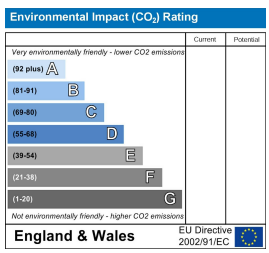

PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

## Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 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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