

HUNTERS[®]

HERE TO GET *you* THERE



Stockwith Road

Walkeringham, Doncaster, DN10 4JF

Asking Price £300,000



Council Tax: D



Croft View Stockwith Road

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ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation with storage under, radiator, tiled flooring and coving to ceiling. Doors in turn giving access to:

LOUNGE

19'9" x 11'11" (6.04m x 3.64m)

uPVC double glazed window to the front elevation, two radiators, marble effect fireplace and hearth with painted wood surround, mantle and open fronted gas fire, coving to ceiling, wooden French doors giving access into:

DINING ROOM

11'1" x 8'11" (3.38m x 2.73m)

uPVC double glazed window to the rear elevation with open field views, radiator, tiled flooring, coving to ceiling, access to Kitchen and uPVC double glazed patio doors giving access to:

CONSERVATORY

15'5" x 8'2" (4.72m x 2.49m)

Constructed on a low level brick wall with uPVC double glazed frame, pitched roof, tiled flooring, French doors to the rear elevation and second pedestrian door to the rear elevation, radiator.

KITCHEN

11'0" x 10'7" to its maximum dimensions (3.37m x 3.24m to its maximum dimensions)

Accessed from the Hallway and Dining Room. uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap, integrated

electric double oven, four ring electric hob with extractor over, integrated fridge, provision for dishwasher, space for fridge freezer, radiator and tiled flooring. Door giving access to:

UTILITY ROOM

7'8" x 5'2" (2.36m x 1.60m)

uPVC double glazed window to the side elevation and uPVC double glazed entrance door to the rear elevation, fitted base, drawer and wall units, complementary work surface, tiled splashback, inset stainless steel sink and drainer, provision for automatic washing machine, wall mounted gas fired central heating boiler, radiator and tiled flooring.

STUDY

10'11" x 8'3" (3.35m x 2.53m)

uPVC double glazed window to the front elevation and radiator.

DOWNSTAIRS W.C

6'4" x 2'10" (1.95m x 0.87m)

uPVC double glazed window to the side elevation, w.c. and hand basin, tiled walls and flooring, heated towel rail.

FIRST FLOOR LANDING

uPVC double glazed window at the return point of the staircase, loft access, airing cupboard and doors in turn giving access to:

MASTER BEDROOM

14'0" x 11'10" to its maximum dimensions (4.28m x 3.62m to its maximum dimensions)

uPVC double glazed window to the front elevation, radiator and range of fitted wardrobes. Door giving access into:

EN SUITE SHOWER ROOM

9'5" x 4'2" to its maximum dimensions (2.88m x 1.29m to its maximum dimensions)
uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin and walk in shower, mermaid boarding to walls, tiled flooring and heated towel rail.

BEDROOM TWO

11'8" x 10'10" (3.56m x 3.31m)
uPVC double glazed window to the front elevation, radiator and range of fitted wardrobes.

BEDROOM THREE

11'1" x 9'0" (3.38m x 2.76m)
uPVC double glazed window to the rear elevation, radiator and range of fitted wardrobes.

BEDROOM FOUR

11'1" x 9'0" (3.39m x 2.76m)
Double glazed window to the rear elevation and range of fitted wardrobes.

FAMILY BATHROOM

7'4" x 6'8" (2.25m x 2.05m)
uPVC double glazed window to the rear elevation, suite comprising w.c. pedestal wash hand basin, panel sided bath, tiled walls and flooring and radiator.

EXTERNALLY

To the front the garden is mainly set to lawn with planted borders, a block paved driveway allows off road parking for multiple vehicles and leads to the attached double Garage, front entrance door and side access. To the rear is an enclosed garden with open field views.

TENURE - Freehold

COUNCIL TAX

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

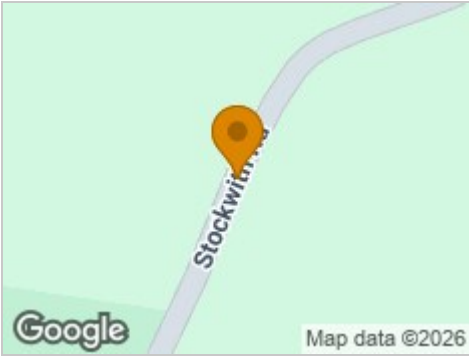
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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

PROPERTY INFORMATION FORM

<https://app.coadjute.com/ent/share/5cf55cd3-263d-4901-b173-4cc15c0a1155>



Road Map



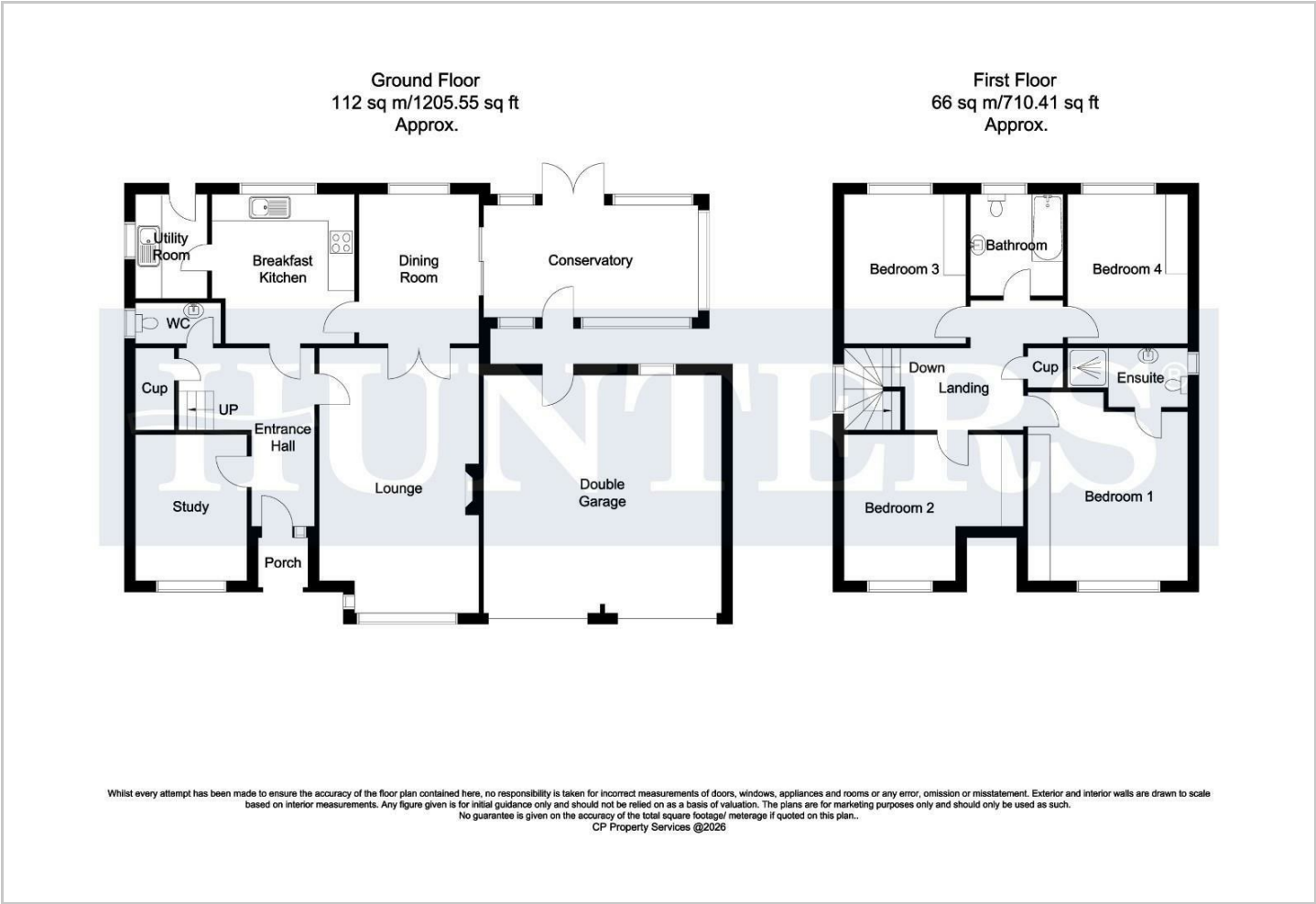
Hybrid Map



Terrain Map



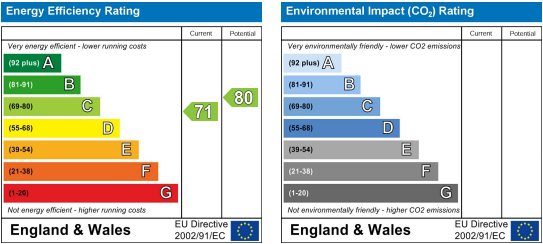
Floor Plan



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.