School House Lane, Walkeringham, Doncaster, DN10 4LF

Asking Price: £339,995

Hunters are pleased to offer to the market four bed detached property located in the sought after village location of Walkeringham with access to the surrounding towns of Retford, Bawtry and Gainsborough and good road access to the motorway network. Accommodation comprising Utility, Downstairs W.C., Kitchen Diner, Dining Room, Lounge, Conservatory, downstairs Bedroom, Jack and Jill downstairs Bathroom and to the first floor three further Bedrooms and Shower Room. The property benefits from double Garage, uPVC double glazing and gardens.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
ACCOMMODATION

uPVC double glazed Entrance door leading into:

UTILITY

3.94m (12' 11") x 3.55m (11' 8") to maximum dimensions
uPVC double glazed window to the rear elevation, fitted base, drawer and larder unit with complementary work surface, tiled splash back, insert double circular sink and drainer with mixer tap, provision for automatic washing machine, space for fridge freezer, tiled flooring and doors giving access to:

DOWNSTAIRS W.C.

1.79m (5' 10") x 1.37m (4' 6")
uPVC double glazed window to the rear elevation, two piece suite comprising w.c., pedestal wash hand basin with tiling to the walls and floor.

KITCHEN DINER

7.26m (23' 10") x 3.98m (13' 1")
Doorway from Utility

uPVC double glazed window to the side elevation, uPVC double glazed patio door leading out to the Conservatory.

Fitted comprising base, drawer and wall units with complementary work surface, tiled splash backs and breakfast bar. Integrated double oven, four ring gas hob with extractor over, inset sink and drainer with mixer tap, integrated fridge and dishwasher, two radiators, coving to ceiling. Door giving access to Inner Hallway, and Dining Room.

DINING ROOM

5.21m (17' 1") x 3.56m (11' 8")
Also accessed from Inner Hallway.

uPVC double glazed window to the rear elevation with radiator below, coving to ceiling.

INNER HALLWAY

uPVC double glazed door leading into Conservatory. stairs rising to first floor. Double fitted storage cupboard, radiator. Door giving access to:

LOUNGE

6.23m (20' 5") x 5.17m (17' 0")
uPVC double glazed window to the front elevation and uPVC double glazed patio door leading out to the Conservatory. Two radiators, coving to the ceiling.

CONSERVATORY

5.90m (19' 4") x 3.54m (11' 7")
Accessed from Kitchen, Hallway or Lounge.

Low level wall with uPVC double glazed frame and French doors leading out to the driveway and pitched perspex ceiling, radiator and tiled flooring.

MASTER BEDROOM

4.69m (15' 5") x 3.65m (12' 0")
Doorway from Hallway.

uPVC double glazed window to the rear elevation with radiator below, range of fitted furniture including wardrobes, drawers, dresser unit and overhead storage, coving to ceiling.

JACK AND JILL DOWNSTAIRS BATHROOM

4.01m (13' 2") x 3.64m (11' 11") to maximum dimensions
uPVC double glazed window to the side elevation, four piece bathroom suite comprising w.c., hand basin mounted in base storage unit, corner bath with tiled splash backs, single shower cubicle, heated towel rail, radiator and tiling to the floor.

FIRST FLOOR LANDING

Access to eaves storage, radiator, two further storage cupboards one housing the gas fired central heating boiler. Doors giving access to:

BEDROOM TWO

4.74m (15' 7") x 4.66m (15' 3") to maximum dimensions
uPVC double glazed window to the side elevation, radiator, range of fitted furniture including wardrobes, bed side drawers and overhead storage. Further fitted dressing table, storage cupboard and drawers.

BEDROOM THREE

3.93m (12' 11") x 3.78m (12' 5")
uPVC double glazed window to the rear elevation with radiator below, fitted wardrobes and access to the loft space.

BEDROOM FOUR

2.52m (8' 3") x 2.02m (6' 8")
Double glazed velux window, radiator and laminate flooring.

SHOWER ROOM

2.16m (7' 1") x 1.57m (5' 2")
uPVC double glazed window to the rear elevation, three piece suite comprising w.c., pedestal wash hand basin and shower unit with electric shower, tiled splash backs, radiator and coving to ceiling.

EXTERNALLY

To the front is a walled and gated garden mainly set to lawn with mature planted borders and well maintenance pebbled area, block paved driveway allowing off road parking for multiple vehicles leading to the brick built double Garage with up and over door, light and power, lawn area to the side with mature planted borders including flowering, plants, shrubs, trees and bushes further opening to a low maintenance gravelled area with slabbed pathway and patio area leading to the rear of the property which is low maintenance paved patio areas and low maintenance gravelled area and further access down the other side of the property.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 01427 616118

OPENING HOURS:

Monday – 9am – 5:00pm
Tuesday – 9am – 5:00pm
Wednesday – 9am – 5:00pm
Thursday – 9am – 5:00pm
Friday – 9am – 5:00pm
Saturday – 9am – 12pm
Sunday - Closed

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.

DISCLAIMER

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.