



6 PINE CLOSE, EVERTON
£400,000

BROWN & CO

6 PINE CLOSE, EVERTON, DONCASTER, SOUTH YORKSHIRE, DN10 5DQ

DESCRIPTION

A substantial detached four bedroom family home with en suite facilities in this small cul-de-sac, close to the heart of the popular village of Everton. The property benefits from two reception rooms, a dual aspect breakfast kitchen as well as an additional home office/playroom/study. There are gardens to three sides of the property as well as a single garage and being offered for sale with no upward chain.

LOCATION

Everton hosts a range of local facilities including primary school, public houses, cricket ground, recreation ground etc.

It is particularly well placed for transport links lying immediately north of the A631 which connects nearby Bawtry to Gainsborough. Commuting to Doncaster and South Yorkshire in general is quite feasible. The A1M lies to the west from which the wider motorway network is available and both Retford and Doncaster have direct rail services into London Kings Cross (approx. 1 hr. 30 mins from Retford). Air travel is convenient via nearby Doncaster Sheffield international airport.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Travelling eastbound on the A631 from Bawtry, enter the village of Everton and take the second left turning onto High Street, proceed along and take the first left onto Pine Close and no.6 will be found in the right hand corner.

ACCOMMODATION

Front door with single glazed reeded window to the

ENTRANCE HALL 17'5" x 12'6" (5.33m x 3.84m) maximum dimensions, squash court style wooden flooring, stairs to first floor landing, picture rail, central heating thermostat.

CLOAKROOM low level wc, vanity unit with inset sink, mixer tap and white high gloss cupboards below, tiled flooring, towel rail radiator, access to small roof void, recessed lighting.

LOUNGE 15'9" x 12'3" (4.83m x 3.76m) dual aspect with double glazed window and double glazed French doors leading into the garden, squash court style wooden flooring, moulded skirting, feature sandstone fireplace with matching hearth, wall light points, TV point, glazed double doors to



DINING ROOM 12'7" x 8'8" (3.87m x 2.68m) side aspect double glazed window, squash court style wooden flooring, return door to hallway.

DINING KITCHEN 24'7" x 13'3" (7.52m x 4.05m) maximum dimensions

Dining Area two sets of double glazed French doors leading into the garden, TV point, part tiled flooring.

Kitchen Area two double glazed windows to side and front. A good range of beech coloured base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, integrated dishwasher, Neff built in electric oven with Neff five ring gas hob (bottled gas), stainless steel splashback and Neff stainless steel

extractor canopy, working surfaces. Integrated larder fridge, fitted island with breakfast bar, part tiled walls, ceramic tiled flooring, concealed lighting to cupboards, door to



UTILITY ROOM 8'9" x 6'7" (2.71m x 2.04m) rear aspect window and half glazed door to garden. Belfast sink with cupboard below, space and plumbing for washing machine and one further appliance. Further working surfaces. Double wall mounted cupboard, floor standing oil fired central heating boiler installed in 2021. Built in larder cupboard.

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STUDY/HOME OFFICE/PLAYROOM 17'0" x 7'4" (5.18m x 2.25m)
dual aspect with front aspect double glazed window and sliding patio doors to garden, ceramic tiled flooring, telephone points.

FIRST FLOOR
GALLERY STYLE LANDING recessed lighting, front aspect double glazed window, built in over stairs airing cupboard with factory lagged hot water cylinder and fitted immersion.

BEDROOM ONE 14'6" x 15'8" (4.44m x 4.82m) measured to front of full width range of built in wardrobes, dual aspect Velux double glazed windows. TV point, door to



EN SUITE SHOWER ROOM rear aspect Velux double glazed window, corner fitted shower cubicle with mains fed shower, glazed screen, tiled walls and flooring, white low level wc with concealed cistern, circular vanity unit with drawers below and mixer tap, recessed downlighting.

BEDROOM TWO 15'9" x 10'5" (4.85m x 3.21m) measured to front of range of built in wardrobes with two double and two single wardrobes and overhead storage, dual aspect with double glazed windows to side and front. Wood effect laminate flooring.



BEDROOM THREE 14'7" x 11'7" (4.49m x 3.55m) rear aspect double glazed window to garden, double wardrobe in light oak with slimline additional wardrobes, vanity unit with mixer tap on stand with medicine cupboard above, laminate flooring.



BEDROOM FOUR 14'4" x 8'10" (4.40m x 2.74m) two rear aspect double glazed windows with views to garden, access to roof void.

FAMILY BATHROOM rear aspect obscure double glazed window, four piece white suite with wood panel enclosed bath with contemporary mixer tap/shower attachment, vanity unit with inset sink, medium oak cupboards around, low level wc with concealed cistern, tiled shower cubicle with glazed screen and mains fed shower. Stained wood flooring, part wood panelled walls, part tiled walls, wall mounted mirror, shelved medicine cabinet.



OUTSIDE

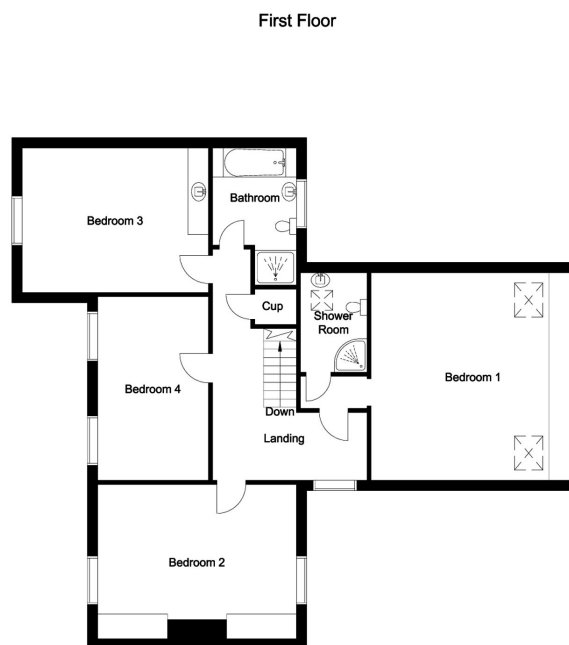
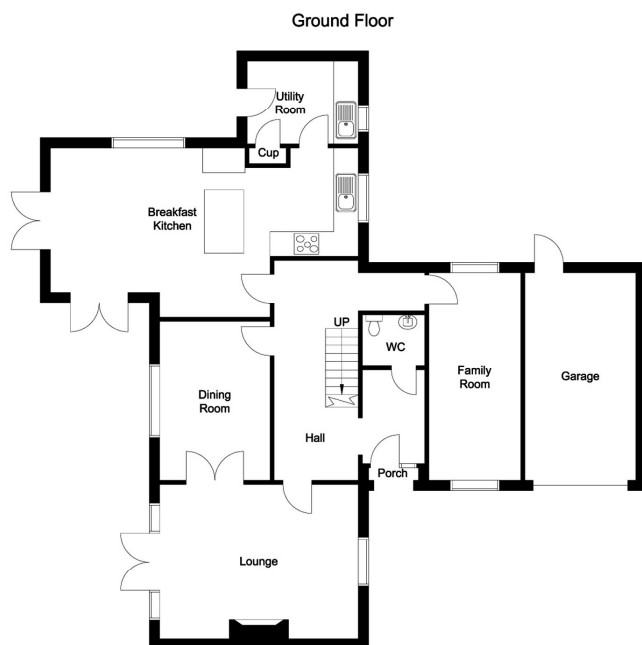
The property is approached off Pine Close with shared access onto the block paved driveway with space for two vehicles leading to **INTEGRAL GARAGE** with up and over door, power and lighting. There is access to the rear garden to all sides. The front garden has an area of shrubbery to the side of the drive.

The rear walled gardens are a nice feature of the property, paved patio with external lighting and water supply, well established shrub beds and borders. Good areas of lawn. Further raised patio. Oil tank.
PLEASE NOTE the property does benefit from fitted solar panels

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.
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Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.
These particulars were prepared in October 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 room 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. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
CP Property Services @2021



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