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3 MOUNT PROSPECT, Everton

OFFERS IN THE REGION OF £135,000

Rarely available, three bedroom end terrace house with generous grounds and fabulous views to front and rear over undulating countryside. Potential for further improvement. Much desired village.

- Entrance Hall • Sitting Room cum Dining Room • Kitchen
- Three Bedrooms • Bathroom
- Outbuildings of Two Stores & External WC
- Potential Off Road Parking (subject to all statutory consents/approvals)
- EPC Rating: D



3 MOUNT PROSPECT, Sluice Lane, Everton, Doncaster, South Yorkshire, DN10 5AY

DESCRIPTION

Three bedroom end terrace house, uPVC double glazed, part solid fuel central heating.

LOCATION

Situated on the edge of the much desired village of Everton, the property enjoys commanding views to front and rear over adjacent countryside. Everton has a wealth of attributes and services presently including good primary school, public houses, village hall, recreation ground, etc.

It is well located for accessing larger towns of Retford, Bawtry and Gainsborough. Commuting to South Yorkshire generally is feasible. Good transport links by road, rail and air. London King's Cross sub 1 hour 30 minutes from Retford.

DIRECTIONS

Approaching Everton on the A631 turn opposite The Sun Inn public house onto High Street, continue on to Everton Sluice Lane, Mount Prospect will be on the left hand side before leaving the village.

ACCOMMODATION

OPEN ENTRANCE PORCH

ENTRANCE HALL staircase to first floor, under stair storage cupboard, radiator

SITTING ROOM CUM DINING ROOM 22'8" x 11'8" reducing to 8'6" (6.89m x 3.56m reducing to 2.59m) tiled fireplace with open grate and back boiler for central heating. Picture rails. Dual aspect front and rear windows, radiator

KITCHEN 9'6" x 9'0" (2.90m x 2.75m) maximum, range of fitted cupboards to wall and floor level, working surfaces, stainless steel sink unit. Larder and pantry cupboards, rear aspect window, external side door, radiator

FIRST FLOOR

LANDING with access hatch to roof void

BEDROOM ONE 12'4" x 10'4" (3.75m x 3.15m) fine views over edge of village undulating countryside. Airing cupboard, radiator

BEDROOM TWO 11'10" x 10'0" (3.62m x 3.04m) attractive views over rear garden and edge of village countryside. Radiator

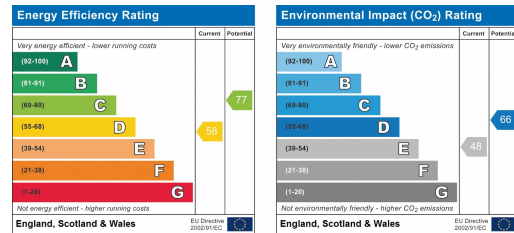
BEDROOM THREE 9'6" x 7'4" (2.90m x 2.23m) maximum dimensions including bulkhead with storage cupboard over, attractive front views over countryside

BATHROOM having traditional white suite of panelled bath, pedestal wash hand basin, low suite wc, tiled splash backs.

OUTSIDE

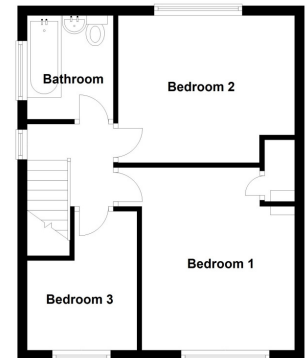
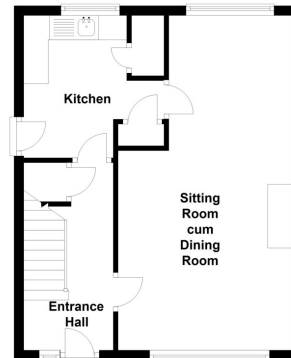
Particular features of this property are its edge of village position with countryside walks on hand. Another feature is its most generous plot with lawned established front garden, gated path to front door, side gated bath with outbuildings of two stores and former WC. Rear garden again generous, laid to lawn with shrubs. Aluminium greenhouse and former timber garden store.

NB: Potential for creation of off road parking to the front subject to all statutory approvals and consents.



Ground Floor

First Floor



GENERAL REMARKS and 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 A.
 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.
 Viewing: Please contact the Retford office on 01777 709112.
 Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.
 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.
 Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.
 These particulars were prepared in January 2017.

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