



GIBERTINE HOUSE, Mattersey

£425,000



GIBERTINE HOUSE, Main Street, Mattersey, Doncaster, DN10 5DY

DESCRIPTION

A substantial family home of approx. 4,000 sq ft of living accommodation set over three floors having an expansive living kitchen, three further reception rooms. Four bedrooms all done to a high specification throughout. Having off road parking, double garage and small gardens to the rear aspect.

LOCATION

Gibertine House is located in the middle of the market towns of Bawtry and Retford. Bawtry offers a wealth of boutique shops, restaurants and bars and Retford offers a mainline station to London and Leeds. The A1 is accessible at nearby Blyth giving links to the region's major town and cities and both leisure and educational facilities are well catered for nearby. The village offers a local primary school, post office and shop. The popular Blacksmiths is located a short drive away at nearby Clayworth.

DIRECTIONS

At the roundabout take the second exit into North Road (A638). Turn right at Sutton crossroads onto Sutton Lane, proceed through Sutton towards Lound on Mattersey Road and Retford Road. Turn left onto Job Lane, then right onto Ranskill Road where the property is located on the right hand side.

ACCOMMODATION

ENTRANCE HALL Indian stone flagged flooring, radiator, stairs to first floor, store cupboard

CLOAKROOM with low flush wc, wash basin, Indian stone flagged flooring, spot lights, extractor fan

STUDY 14'2" x 12'6" (4.32m x 3.80m) spot lights, front aspect window, radiator

LIVING ROOM 20'11" x 15'11" (6.37m x 4.84m) narrowing to 3.80m) radiator, spot lights to ceiling, patio doors to rear garden, feature slate wall



KITCHEN 37'9" x 17'11" (11.51m x 5.46m) enlarging to 8.02m) large triple aspect room, Belfast sink set into granite work tops with range of cupboards and drawers below and china display cabinets. Feature kitchen island, spot lights to ceiling, Indian stone flagged floor, radiators, in built speakers, patio doors giving access to the rear patio



UTILITY ROOM having sink set into granite worktops with cupboards and drawers below, side aspect window, Indian stone flagged floor, door off to double garage

FIRST FLOOR

GALLERIED LANDING radiator, front aspect window, spot lights to ceiling, hot water cylinder



CINEMA ROOM 17'3" x 16'2" (5.27m x 4.93m) radiator, spot lights to ceiling and opening into

GAMES ROOM 18'11" x 17'11" (5.76m x 5.46m) radiator, side aspect windows and front aspect window, spot lights to ceiling, built in speakers and access to roof space

GUEST BEDROOM SUITE radiator, rear aspect windows, spot lights to ceiling, walk in dressing room with hanging space and fitted shelving. Off to

EN SUITE BATHROOM having corner shower cubicle with power shower over, low flush wc, wash basin with drawers below, heated towel rail, tiled floor and walls, spot lights to ceiling, extractor fan, side aspect window

BEDROOM THREE 17'11" x 14'11" (5.47m x 4.55m) radiator and front aspect

JACK AND JILL EN SUITE SHOWER ROOM corner shower cubicle with power shower over, low flush wc, wash basin with vanity drawers below, heated towel rail, spot lights to ceiling, tiled floor and walls, extractor fan

BEDROOM FOUR 13'5" x 12'6" (4.10m x 3.80m) radiator, rear aspect window

FAMILY BATHROOM free standing bath with mixer tap over and shower attachment, low flush wc, wash basin with vanity drawers, heated towel rail, tiled floor and walls, spot lights to ceiling, rear aspect window



SECOND FLOOR

Front aspect window and rear aspect Velux window, radiator, spot lights to ceiling

MASTER BEDROOM SUITE 18'9" x 15'7" (5.72m x 4.76m)
radiator, spot lights, rear aspect window, walk in dressing room
with hanging space and shelving



EN SUITE SHOWER ROOM having walk in showering area with power shower over and glazed screen, heated towel rail, low flush wc, his and hers wash basins with vanity cupboards below, tiled floor and walls, spot lights to ceiling, rear aspect window

Further wardrobe space with hanging space, shelving, radiator and spot lights

OUTSIDE

Brick wall to front aspect, block paved parking area and **DOUBLE GARAGE 19'1" x 18'2" (5.82m x 5.53m)** having two electric roller shutter doors, Grant oil fired central heating boiler.

Side paved path leads to the rear garden having block paved patio area, small lawns with slate borders

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 **G**.

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.

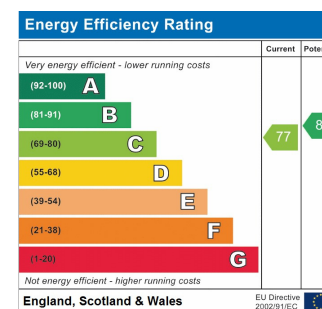
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 specialize 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.

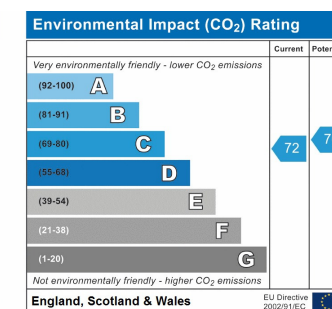
Your home may be repossessed if you do not keep up repayments on your mortgage.

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 August 2016.



Address:
Gibertine House, Main Street, Mattersey DN10 5DY

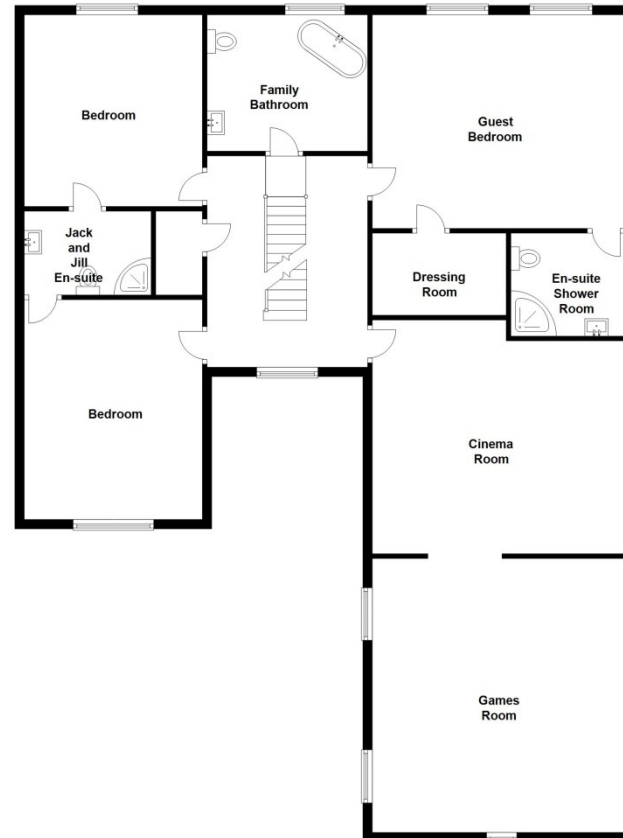




Ground Floor



First Floor



Second Floor



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