



**Bramley Way**  
**Misterton**

**Offers in the Region of £210,000**



# Bramley Way Misterton

Contemporary TWO DOUBLE BEDROOM Semi Detached Bungalow Measuring Approximately 70 Sq M.

## Property Overview

- Boasting Modern Fixtures & Fittings Throughout
- Modern, Recently Installed Kitchen & Bathroom Suite
- Fully Enclosed, Southerly Aspect Rear Garden Overlooking Open Fields
- A Single Garage & Parking Space
- Peacefully Situated on the Outskirts of Misterton
- Close Proximity to Bawtry, Retford & Gainsborough via Excellent Commuter Links
- Over Five Years Remaining on the New Build Warranty
- Council Tax Band: B    EPC Rating: C



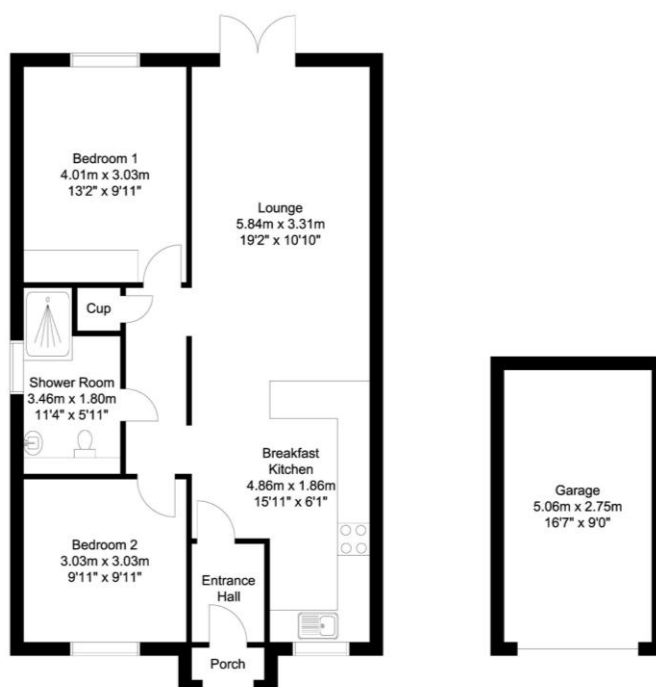
A fantastic opportunity to acquire a contemporary TWO DOUBLE BEDROOM semi detached bungalow, located on a modern Oakwood Homes development of just 34 properties. Boasting modern fixtures and fittings throughout, the immaculate living accommodation measuring approximately 70 sq m. briefly comprises of an entrance hall, open plan kitchen lounge diner, master bedroom, second double bedroom and a recently installed shower room. Outside sees an enclosed front garden, landscaped under current ownership, whilst a sunny, Southerly aspect lawn and patio area overlooking open fields reside to the rear. A parking space and single garage are located close by. Peacefully situated on the outskirts of Misterton, a canalside village renowned for walking and cycling via its bridleway and towpath links, the well placed plot sits well within the catchment area for Queen Elizabeth's Grammar School, with close proximity to the village Co-op, Post Office, Doctor's surgery, veterinary surgery, two bustling village pubs and a number of takeaway services. The nearby market towns of Bawtry, Retford and Gainsborough are easily accessible via excellent commuter links, and offer a further wealth of everyday conveniences and recreational facilities.

*Road links are served by the A1 & A631 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*

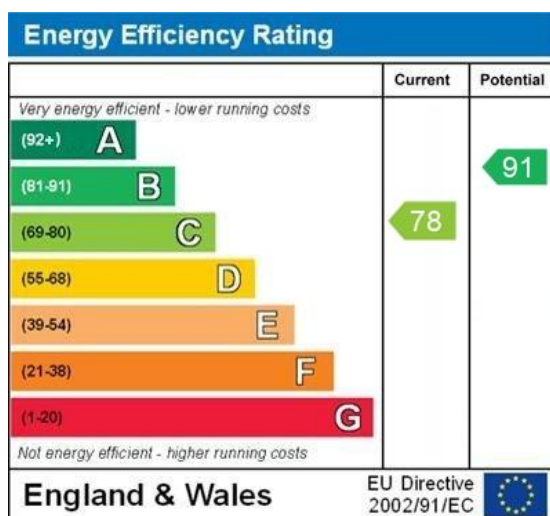


Ground Floor  
70 sq m/753.47 sq ft  
Approx.

Outbuilding  
14 sq m/150.69 sq ft  
Approx.



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 rooms 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. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2024



**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



**Property & Estates Consulting**  
11 Grove Street, Retford, DN22 6JP

01777 566400

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.