

Details as provided by the vendor



## **The Hambleton, Scrooby Road, Harworth**

**The Hambleton is an attractive, four bedroom detached home, perfect for families looking for style combined with high specification design. The family kitchen has been designed to a high specification and features a beautifully appointed dining area with views to the rear garden, whilst dining area benefits from classic French doors opening out onto the lawn, a stylish yet convenient detail. The property comprises of hallway, lounge, dining area, kitchen, utility, downstairs wc, first floor landing, master bedroom with ensuite, three further bedrooms and the family bathroom.**

**Asking Price Of £290,495**

The Hambleton is an attractive, four bedroom detached home, perfect for families looking for style combined with high specification design.

To the front of the property is a bright and spacious lounge with stunning feature bay window that fills the room with light, the ideal for the whole family to relax. The family kitchen has been designed to a high specification and features a beautifully appointed dining area with views to the rear garden, whilst dining area benefits from classic French doors opening out onto the lawn, a stylish yet convenient detail.

Downstairs also benefits from a utility room, accessed from the kitchen as well as an integral garage space and downstairs cloakroom.

Upstairs there are three double bedrooms and a stylish family bathroom. Whilst the main bedroom benefits from an ensuite. The fourth bedroom, completing upstairs is an ideal sized for a nursery, office space or playroom.

### **LOUNGE**

9' 2" x 14' 1" (2.79m x 4.29m)

### **DINING AREA**

9' 3" x 9' 5" (2.82m x 2.87m)

### **KITCHEN**

11' 49" x 5' (4.6m x 1.52m)



### **KITCHEN**



### **KITCHEN**



### UTILITY

5' 7" x 5' 6" (1.7m x 1.68m)



### MASTER BEDROOM

12' 10" x 9' 11" (3.91m x 3.02m)



### ENSUITE

6' 0" x 7' 3" (1.83m x 2.21m)

### BEDROOM 2

9' 9" x 12' 7" (2.97m x 3.84m)

### BEDROOM 2



### BEDROOM 3

9' 9" x 9' 4" (2.97m x 2.84m)

### BEDROOM 4

8' 9" x 9' 7" (2.67m x 2.92m)

## **BATHROOM**

7' 5" x 6' 2" (2.26m x 1.88m)

DATED - 27/10/2022

### **DISCLAIMER**

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

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Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

### **OFFER PROCEDURE**

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.













