

# HUNTERS<sup>®</sup>

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## Thorne Road

Bawtry, Doncaster, DN10 6QL

Offers In The Region Of £425,000



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Council Tax: D



# 15 Thorne Road

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## DESCRIPTION

Briefly the property comprises entrance hall, two reception rooms, kitchen diner, utility room and cloakroom to the ground floor whilst the first floor has four bedrooms, bathroom and door leading to the attic room. Outside is a driveway to the front allowing off street parking for three vehicles with garage and secure garden to the rear. The property also benefits from an EV charger, gas central heating, double glazing and solar panels with battery storage.

Bawtry is a market town situated between Retford and the city of Doncaster with good transport links via the east coast mainline and motorway networks being close to the A1. There is a range of shops including Sainsburys, boutiques, restaurants, and the Crown Hotel together with other amenities including a school, library, health centre, dentists, a bowls and cricket club and a golf club on the outskirts of the town.

## ACCOMMODATION

The property is accessed from the front via a porched entrance with white uPVC door and glass panels leading into:

### ENTRANCE HALL

5'6" x 6'7" (1.68m x 2.02m)

Providing access to the lounge diner, second reception room and stairs rising to the first floor accommodation, wood panel flooring and radiator.

### LOUNGE DINER

11'1" x 22'0" (3.40m x 6.72m)

Sliding door leading out to the rear garden, coving to ceiling and radiator. Door into:

### KITCHEN DINER

14'5" x 10'9" (4.40m x 3.29m)

Wooden wall and base units in cream with complementary worktops, built in oven and grill, four ring Samsung hob with extractor fan over, integrated fridge/freezer and dishwasher, one and a half stainless steel sink, tiled flooring, spotlights in ceiling, window to the side elevation and door into:

### L SHAPED UTILITY ROOM

9'5" x 8'11" of its maximum dimensions (2.89m x 2.74m of its maximum dimensions)

Fitted worktop with provision and plumbing under for automatic washing machine, built in cupboard, space for freezer, coat hanger, tiled flooring, spotlights in ceiling, window to the front elevation, door into cloakroom and white uPVC door to side entrance with glass panel.

### DOWNSTAIRS CLOAKROOM

Two piece suite comprising low level flush wc, pedestal sink with tiled splashback, tiled flooring, window to the side elevation.

### SECOND RECEPTION

12'0" x 10'11" (3.68m x 3.35m)

Feature fireplace with surround housing gas flame effect fire, wood panel flooring, two wall lights, bay window to the front elevation and radiator. Door leading through a small passage with coat hanger to the kitchen diner.

### FIRST FLOOR LANDING

21'5" x 5'9" (6.54m x 1.77m)

Giving access to bedrooms, bathroom and stairs to the attic room. Wall lights, smoke alarm to ceiling, windows to the side and front elevations and a small study area.

### BEDROOM ONE

9'2" x 9'10" (2.80m x 3.01m)

Window to the front elevation, shelving, smoke alarm to ceiling and radiator.

### BEDROOM TWO

9'6" x 14'1" (2.90m x 4.31m)

Two built in wardrobes with vanity area and drawers, window to the rear elevation and radiator.

### BEDROOM THREE

9'2" x 9'8" (2.80m x 2.96m)

Window to the front elevation, radiator and shelf.

## BEDROOM FOUR

7'3" x 11'2" (2.23m x 3.41m)

Built in wardrobe, window to the rear elevation and radiator.

## FAMILY BATHROOM

6'5" x 11'1" (1.96m x 3.38m)

Tiled throughout with matching suite comprising panel bath with shower over, pedestal sink with vanity unit over, low level flush wc, wall mirror, cupboard housing Baxi boiler, vertical chrome towel radiator, further built in cupboard with shelving, obscure window to the rear elevation and radiator.

## ATTIC ROOM

Split into two with bedroom area measuring 3.88m x 2.61m with Velux style window and eaves storage. Steps lead down to a study/office area measuring 2.81m x 3.94m with shelving, smoke alarm, window to the rear elevation and radiator.

## EXTERNALLY

The front of the property has block paved driveway allowing off street parking for three vehicles and leads to the garage., lawned area with mature borders and side entrances leading to the rear garden with store shed and outside tap.

The secure rear garden has hedging to one side and fencing to the other two and is mainly laid to lawn with paving and bark area,, plus mature beds, outside light, and personal door to the rear of the garage.

## GARAGE

9'3" x 24'3" (2.84m x 7.41m)

Up and over door with power and lighting and inspection pit, windows to the side and rear elevations, personal door and solar battery storage plus EV charger to side wall.

## TENURE - Freehold

## COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'D'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

## AGENTS NOTE

The property has solar panels and battery storage which are owned by the vendor and generate an income.



## Road Map



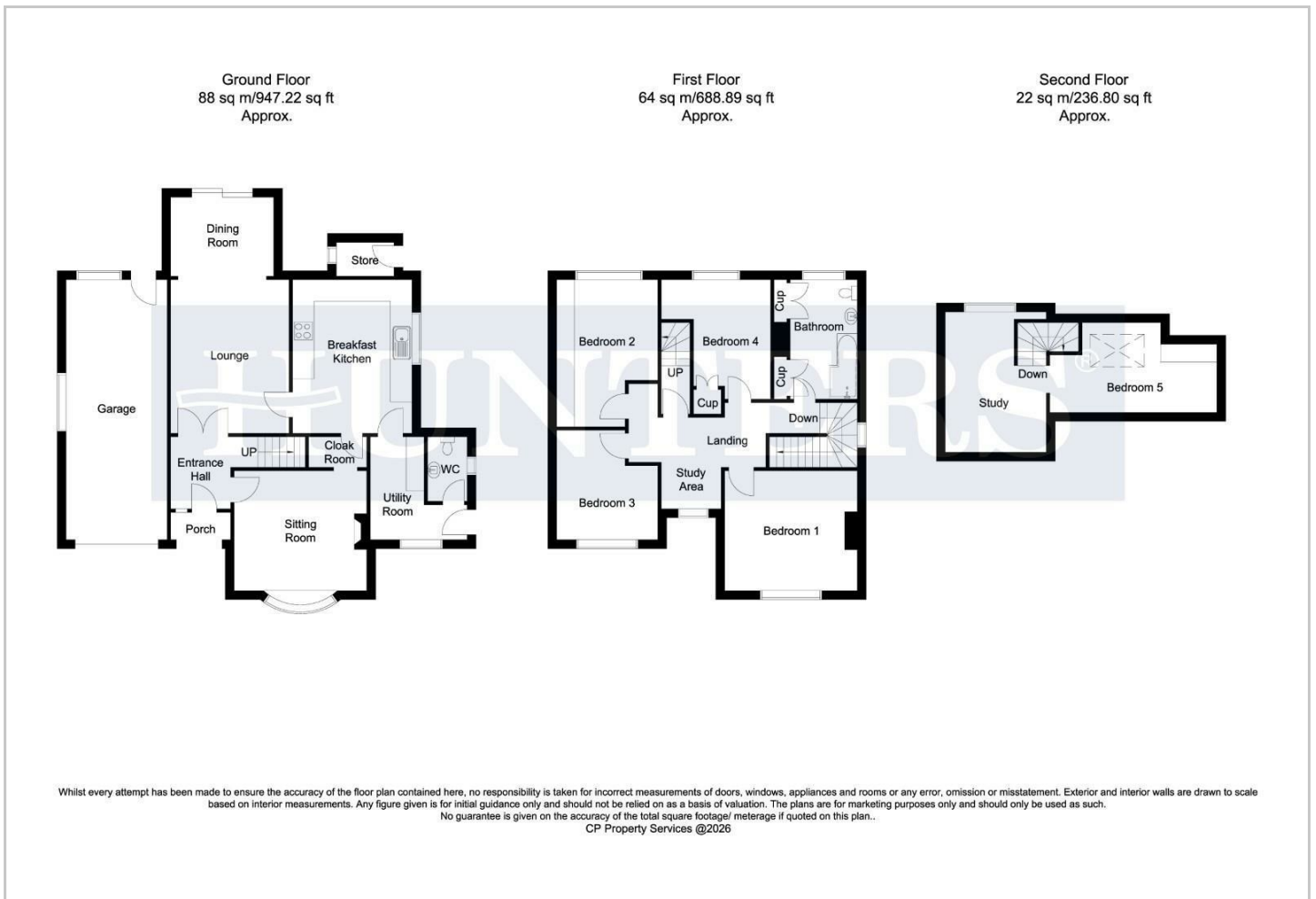
## Hybrid Map



## Terrain Map



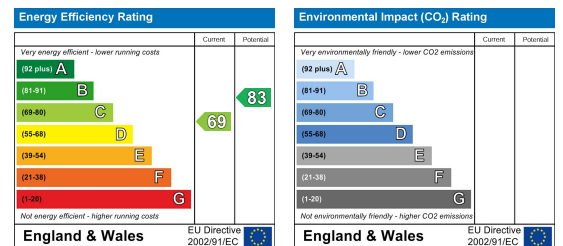
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.