

HUNTERS®

HERE TO GET *you* THERE



Sycamore Crescent

Bawtry, Doncaster, DN10 6LE

£325,000



Council Tax: D



5 Sycamore Crescent

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DESCRIPTION

Briefly the property benefits from entrance hall, lounge, kitchen, two bedrooms, dressing room and shower room, whilst outside is a driveway allowing off street parking for several vehicles leading to the garage, along with gardens to the front and rear. The property also benefits from gas central heating and double glazing.

ACCOMMODATION

Access to the front is via a porched entrance with white uPVC door with etched glass panel leading into:

ENTRANCE HALLWAY

3'4" x 16'4" (1.04m x 5.00m)

Giving access to lounge, kitchen, two bedrooms and shower room, two cupboards, wall mounted thermostat and radiator.

LOUNGE

12'10" x 16'5" (3.93m x 5.02m)

Feature fireplace with surround, TV point, windows to the front and side elevations, two radiators.

KITCHEN

10'6" x 11'1" (3.21 x 3.38m)

Wall and base units, built in Hotpoint cooker and grill, four ring induction hob with extractor fan, spaces for washing machine and fridge freezer, one and a half ceramic sink with mixer tap and tiled splashback, wall mounted Worcester boiler, door into side porch entrance.

BEDROOM ONE

9'8" x 11'4" (2.96m x 3.46m)

Built in wardrobes, TV point to wall, two wall lights, window to the front elevation and radiator.

BEDROOM TWO

10'6" x 11'1" (3.21 x 3.38m)

TV point, window to the rear elevation, radiator and door leading into:

DRESSING ROOM

8'0" x 10'11" (2.46m x 3.33m)

Window to the rear elevation and radiator.

SHOWER ROOM

6'9" x 5'5" (2.08 x 1.67m)

Tiled throughout with walk in shower with Mira Sport electric shower unit, glass shelf, pedestal sink with mixer tap, low level flush wc, vanity unit, towel rail, loft hatch, obscure window to the rear elevation and radiator.

EXTERNALLY

The front garden is laid mainly to lawn with a mature bed and block paved drive to the side facilitating off street parking for several vehicles leading to the garage. The rear garden is accessed via gated railings and is laid mainly to lawn and paving with mature beds and a seating area, wooden tool shed, fencing to two sides and hedging to the third

GARAGE

9'10" x 23'0" (3.00 x 7.03)

Electric roller door, power and lighting, personal side door, windows to the rear and side elevations.

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 at a cost of £45.00 + VAT



Road Map



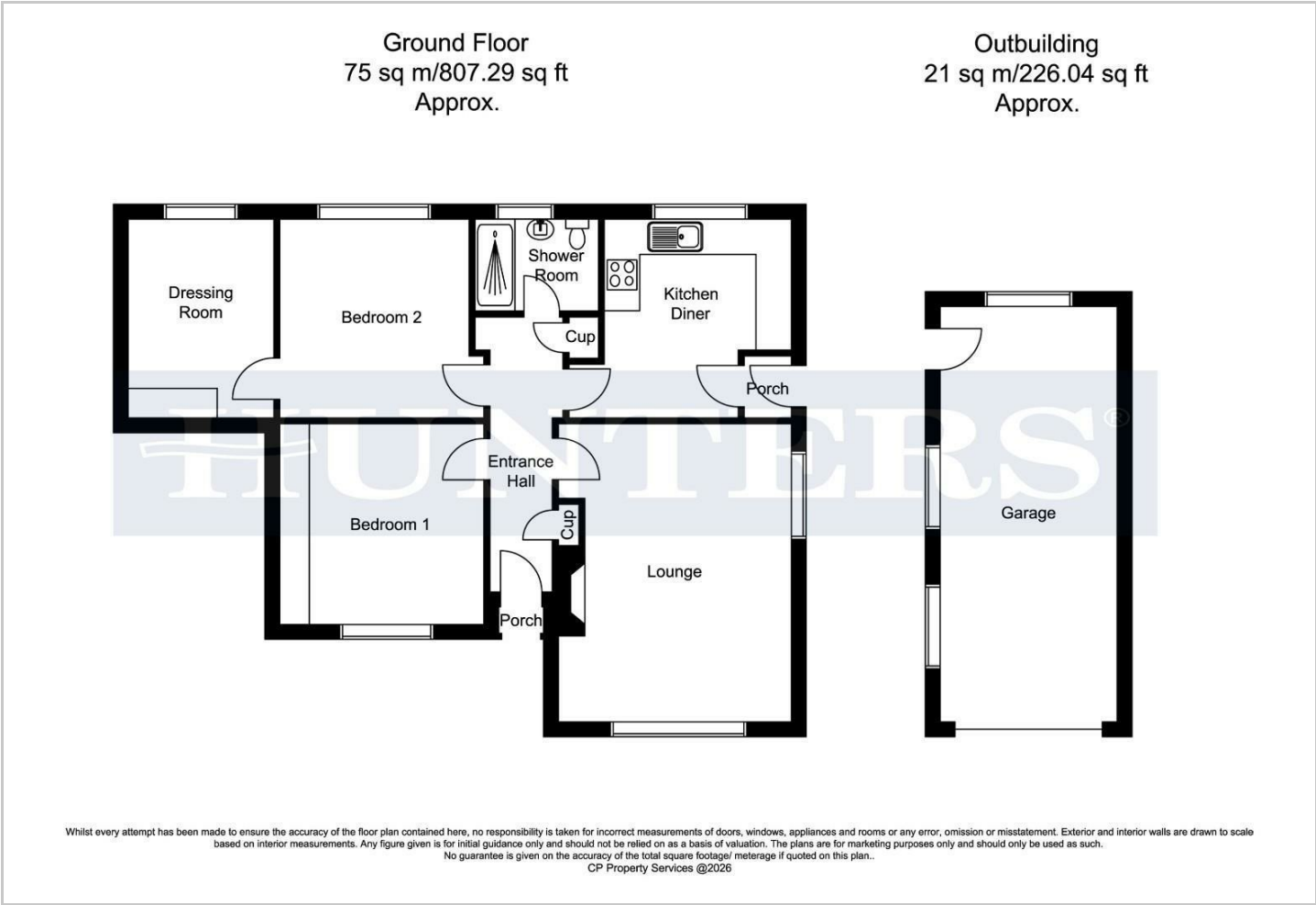
Hybrid Map



Terrain Map



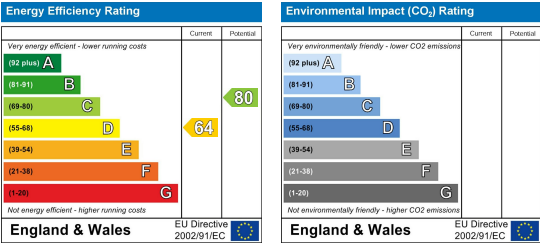
Floor Plan



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.