HUNTERS®

HERE TO GET *you* THERE



Sycamore Crescent

Bawtry, Doncaster, DN10 6LE

Offers In The Region Of £287,500

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Council Tax: C





44 Sycamore Crescent

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DESCRIPTION

Briefly the property comprises entrance hallway, lounge, kitchen diner, two bedrooms and shower room, whilst outside are gardens to the front and rear with a stone chip drive facilitating off street parking leading to a garage.
The property also benefits from underfloor heating and double glazing.
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 via steps to the front which lead to a wooden door with glass panels opening into:

ENTRANCE HALLWAY

3'3" x 13'2" (1.01m x 4.02m)
Giving access to Lounge, Kitchen Diner, two Bedrooms and Shower Room, solid maple flooring.

LOUNGE

10'7" x 14'3" (3.24m x 4.36m)
Solid maple flooring, windows to the rear and side elevations, wall mounted thermostat.

KITCHEN DINER

17'9" x 10'11" (5.42m x 3.35m)
Wall and base units with complementary worktops, built in cooker and grill, four ring gas hob, spaces for washing machine, fridge and separate freezer, one and a half ceramic sink with mixer tap, wall mounted Worcester boiler, wall mounted fuse box, wood effect stone composite vinyl flooring, windows to the rear and side plus double wood doors opening to the rear garden.

BEDROOM ONE

12'4" x 1062'11" (3.78m x 324m)
Two wall lights, solid maple flooring, window to the front elevation, sliding door leading into:

WET ROOM

4'10" x 5'6" (1.49m x 1.68m)
Overhead shower, wall seat, wash hand basin, low level flush wc, window to the side elevation.

BEDROOM TWO

11'8" x 8'2" (3.57m x 2.49m)
Shelving, solid maple flooring, window to the front elevation.

SHOWER ROOM

7'7" x 5'6" (2.32m x 1.68m)
Tiled throughout with corner shower unit, wash hand basin with mirror and shelf over and low level w.c., towel holder,

EXTERNALLY

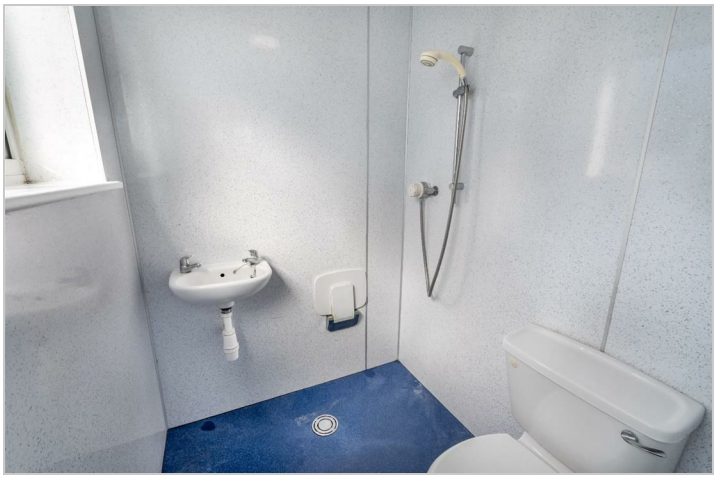
The front garden is laid to lawn with mature shrubs, hedging and fencing and a stone chip drive facilitating off street parking. The side access has an outside tap and leads to the garage and rear garden. which is also laid to lawn with mature shrubs and fruit trees, decking area, fencing and hedging to the boundaries along with a greenhouse

GARAGE
9'0" x 20'0" (2.76m x 6.12m)
Concrete section with up and over door.
We are advised there is no electric supply installed.

TENURE - Freehold

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

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 £45.00 + VAT









Road Map



Hybrid Map



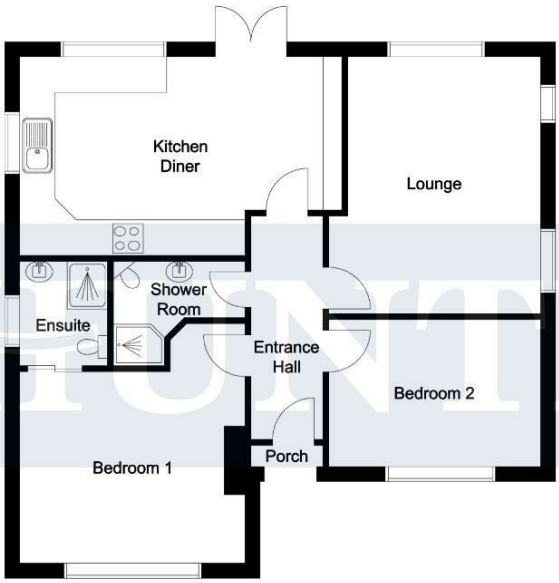
Terrain Map



Floor Plan

Ground Floor
67 sq m/721.18 sq ft
Approx.

Outbuilding
17 sq m/182.98 sq ft
Approx.



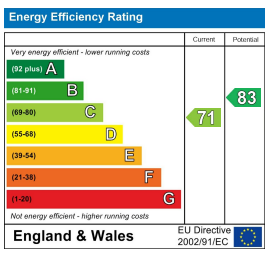


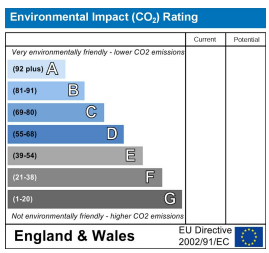
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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 @2026

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.

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