

# HUNTERS®

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## Station Road

Bawtry, DN10 6QD

Offers In The Region Of £275,000



Council Tax: C





# 138 Station Road

Bawtry, DN10 6QD

## Offers In The Region Of £275,000



### DESCRIPTION

Briefly the property comprises lounge, kitchen diner, three bedrooms, one with en suite and bathroom, whilst outside are gardens to the front and rear with a drive facilitating off street parking for several vehicles leading to the garage. The property also benefits from solid wood doors throughout, double glazing and gas central heating.

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, pubs and cafes 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 the lounge, with a further white uPVC door with glass panels to the side leading into the kitchen diner.

### LOUNGE

19'7" to maximum dimension x 15'10" (5.99m to maximum dimension x 4.85m )

A passage with built in cupboard and wall mounted thermostatic controller leads into the lounge with recess wall for TV, bay window to the front elevation, window to the side elevation, wall mounted thermostat, radiator and wooden door leading into:

### INNER HALLWAY

2'11" x 14'9" (0.89m x 4.52m )

Providing access to bedrooms, kitchen diner and

bathroom, loft hatch, wood panel flooring, spotlights to ceiling and radiator.

### KITCHEN DINER

9'10" x 13'5" (3.00m x 4.09m )

Wall and base units and shelves with complementary wooden worktops, breakfast bar, built in Indesit oven and four ring induction hob, integrated fridge freezer, plumbing in cupboard for washing machine, ceramic sink with mixer tap, window to the side elevation, radiator and uPVC door to side access.

### BEDROOM ONE

9'10" x 12'5" (3.02m x 3.81m )

Built in wardrobe unit surrounding bed, spotlights to ceiling, window to the rear elevation and radiator.

### BEDROOM TWO

10'4" x 8'8" (3.17m x 2.65m )

Built in wardrobe unit surrounding bed, spotlights to ceiling, window to the rear elevation and radiator. Door leading into:

### EN SUITE

6'11" x 3'4" (2.13m x 1.02m )

Tiled throughout with shower unit housing Triton electric shower, wash hand basin in unit with cupboard under and mirror vanity unit over, low level flush wc, window to the side elevation and radiator.

### BEDROOM THREE

9'10" x 6'11" (3.00m x 2.13m )

Wall mounted storage cupboards, window to the side elevation and radiator.

## BATHROOM

7'0" x 8'6" (2.14m x 2.60m )

Tiled throughout with matching white suite comprising panel bath, corner shower unit with rainfall head and handheld unit, wash hand basin with mixer tap and mirror vanity unit over, low level flush wc, extractor fan to ceiling with spotlights, wall radiator and two windows to the side. elevation.

## EXTERNALLY

The front garden is laid to stone chip with a block paved drive to the side allowing off street parking for several vehicles leading up to the garage. Outside tap, hedging to the front. The rear is laid to lawn and stone chip borders with a decking area for seating, fencing to three sides and security lighting.

## GARAGE

11'5" x 18'9" (3.50 x 5.74)

Brick built with an electric remote-controlled door, power and lighting and two windows to the side elevation.

## COUNCIL TAX

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

**TENURE - Freehold**

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



Road Map



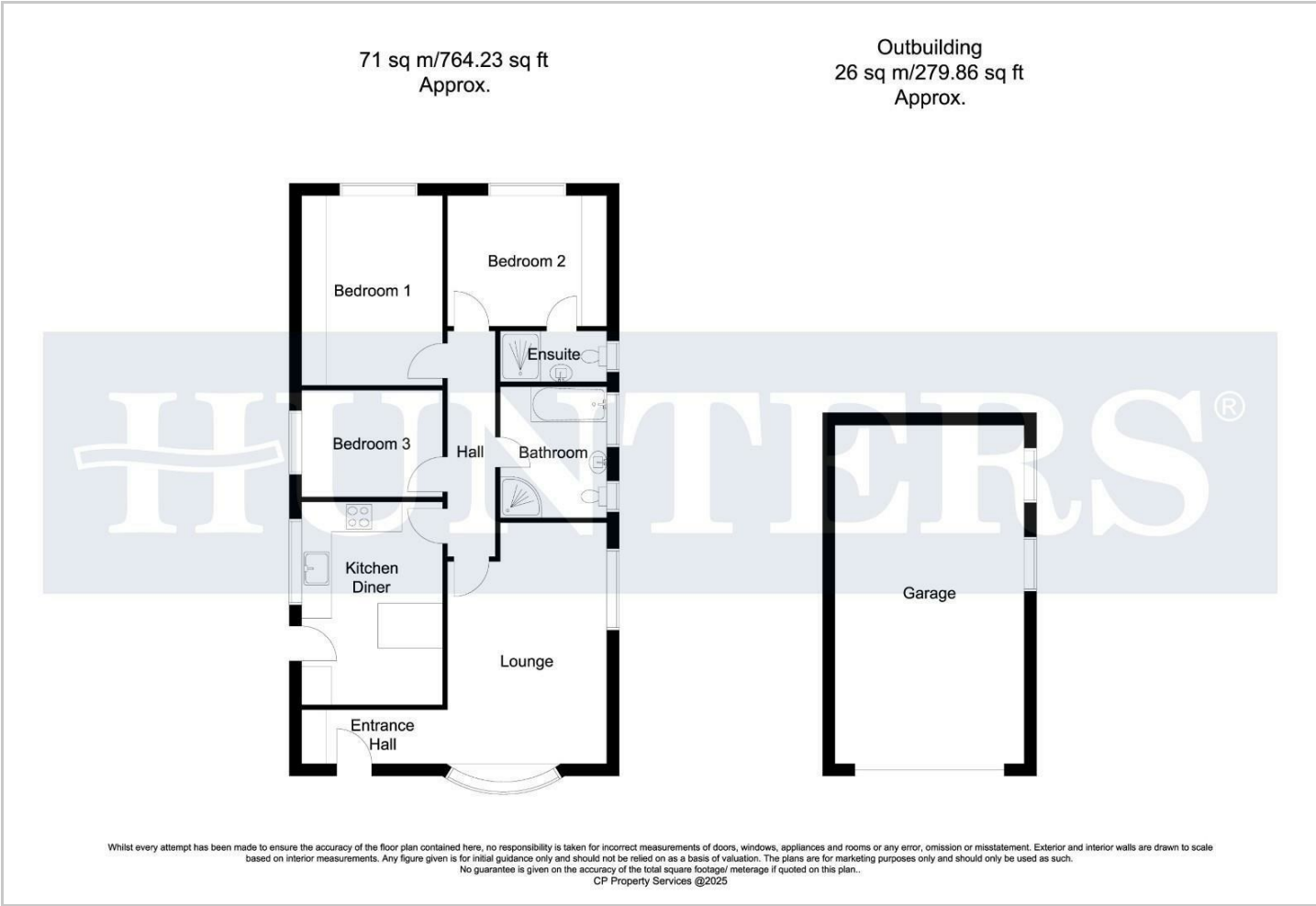
Hybrid Map



Terrain Map



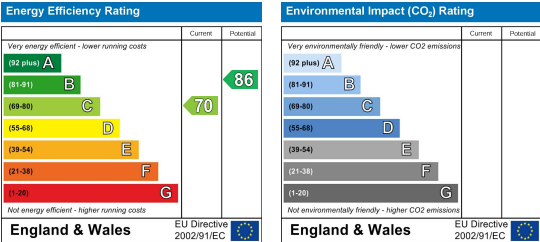
Floor Plan



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.