

HUNTERS[®]

HERE TO GET *you* THERE



Ingham Road

Bawtry, Doncaster, DN10 6NN

£495,000



Council Tax: D



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£495,000



DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner, two double bedrooms and shower room to the ground floor, whilst the whole of the first floor accommodation provides the Master Bedroom suite with open plan bathroom suite and shower and dressing room area. Outside are gardens to the front and rear with a drive facilitating off street parking for several vehicles or a motor home and a detached garage. The property also benefits from plantation shutters to the front windows, solid wood doors, double glazing and gas central heating.

Bawtry is a market town lying between Doncaster and Retford, which both lie on the east coast mainline. It has a wealth of shops, restaurants, a hotel, primary school, medical centre, library and various sports clubs including bowls and cricket plus several golf clubs only a short drive away.

ACCOMMODATION

A porched entrance with composite door and glass panels leads into:

ENTRANCE HALL

9'0" x 13'6" (2.75m x 4.14m)

Providing access to the lounge, kitchen diner, two bedrooms and bathroom, stairs rising to the first floor accommodation, wood panel flooring, two storage cupboards and vertical radiator.

LOUNGE

12'4" x 17'10" (3.78m x 5.45m)

Central media wall housing TV and feature electric horizontal fire, windows to front and side elevations (both with shutters) coving to ceiling, wood panel flooring, and two radiators.

OPEN PLAN KITCHEN LIVING ROOM

15'4" x 21'1" (4.68m x 6.44m)

To the living area is a Multi fuel burner and French doors opening to the rear garden. The kitchen area has wall and base units with complementary granite worktops, built in Hotpoint oven and grill, five ring induction hob with extractor fan, integrated dishwasher and fridge/freezer, undermount sink with mixer tap over, central breakfast bar, two cupboards, one housing the washing machine and the other a walk-in pantry with shelving and wall mounted Ideal boiler, wood panel flooring, two Velux windows and window to the rear elevation.

BEDROOM TWO

10'5" x 11'10" (3.19m x 3.63m)

Built in corner wardrobes with vanity unit and drawers, window to the front elevation with shutters and radiator.

BEDROOM THREE

10'5" x 9'11" (3.19m x 3.03m)

Wood panel flooring, window to the rear elevation and radiator.

SHOWER ROOM

6'10" x 8'10" (2.10m x 2.70m)

Tiled throughout with suite comprising corner shower unit housing a MX Inspiration electric shower, wall mounted wash hand basin with mixer tap and two drawers under, low level flush wc, tiled flooring, towel holder, obscure window to the rear elevation and radiator.

MASTER BEDROOM SUITE

28'11" x 12'2" (8.82m x 3.71m)

Situated on the first floor with built in wardrobes to

either side creating a dressing room area, air conditioning unit, eaves storage cupboards, loft hatch, two velux windows to the rear elevation, radiator, open plan walk through to bathroom with stand alone bath having a mixer tap over and hand held unit, "his" and "her" wash hand basins with mixer taps, low level flush wc, corner shower unit with rainfall head and hand held unit, herringbone flooring, window to the rear elevation with shutters.

EXTERNALLY

The front is mainly laid to lawn with mature shrubs and three sided hedging plus driveway facilitating off street parking for multiple vehicles leading to the garage.

The private south facing rear garden is also laid to lawn with paving and mature beds and trees, gated side passage leading to bin store and wooden shed, outside tap, wooden summer house,

GARAGE

9'1" x 15'9" (2.79m x 4.82m)

Up and over door, uPVC side personal door, power and lighting, window to the rear elevation.

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



Road Map



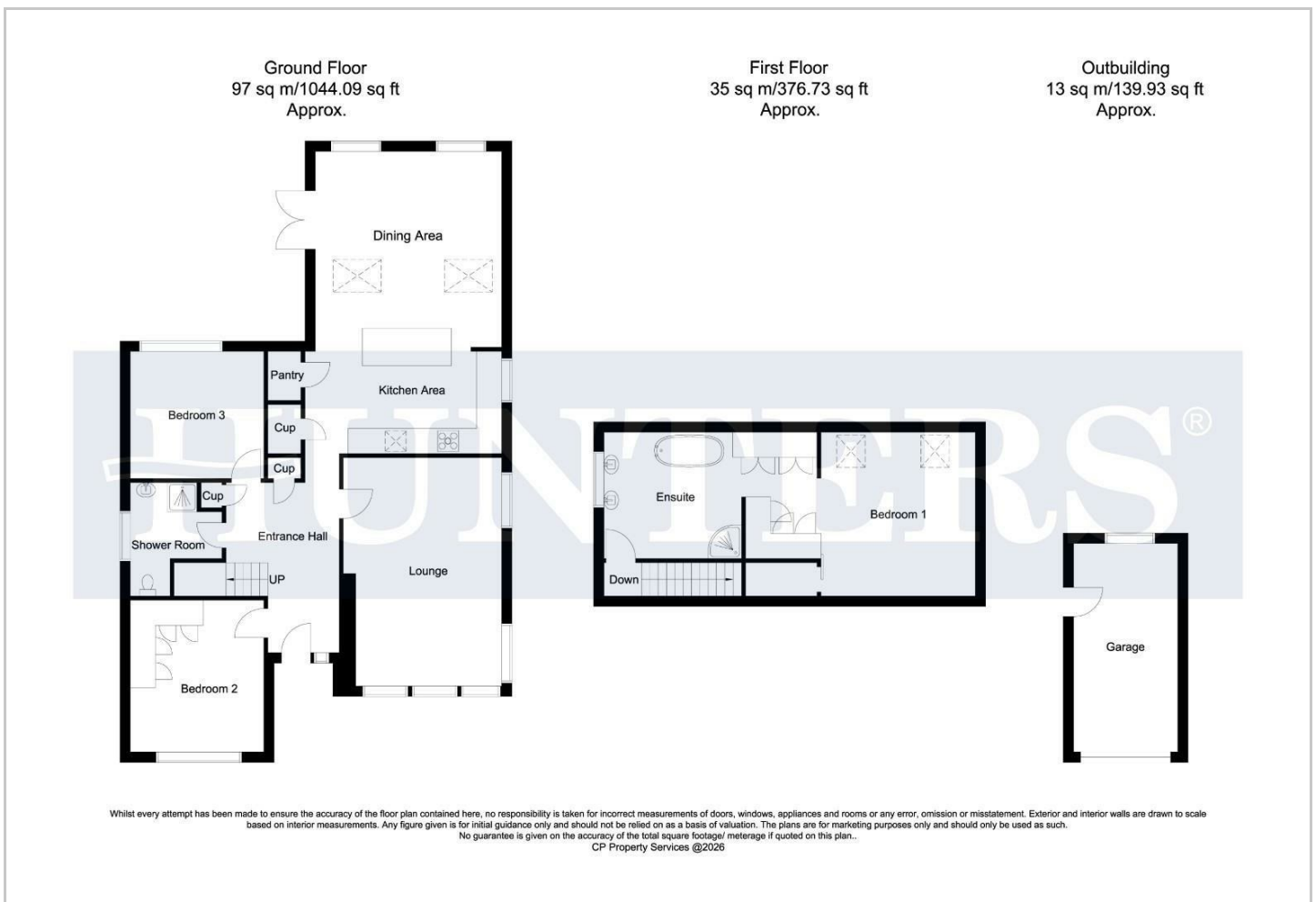
Hybrid Map



Terrain Map



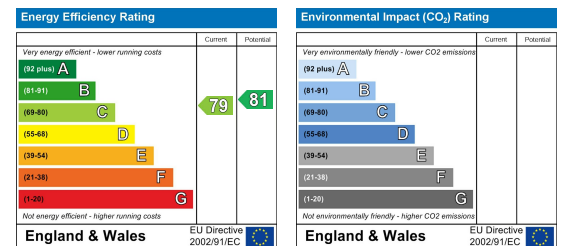
Floor Plan



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.