

HUNTERS®

HERE TO GET *you* THERE



East View

Bawtry, Doncaster, DN10 6PA

£180,000



Council Tax: A



1 East View

Bawtry, Doncaster, DN10 6PA

£180,000



DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner, conservatory and cloakroom to the ground floor and to the first floor are three bedrooms and shower room. Outside are gardens to both sides and off street parking for one vehicle.

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 a wooden porched entrance leading to a composite door with glass panel which leads into:

ENTRANCE

11'0" x 5'10" (3.37m x 1.79m)

Providing access to the lounge, kitchen diner, and cloakroom, stairs rising to the first floor accommodation, tiled flooring, understairs storage space, telephone point, spotlights, window to the front elevation and radiator.

LOUNGE

11'5" x 15'3" (3.50m x 4.65)

Feature sealed fireplace with mantle, TV point, recess to wall, window to the side elevation and radiator.

KITCHEN DINER

6'11" x 17'8" (2.11m x 5.41m)

Wall and base units in gloss white and complementary wood effect worktops, built in oven and four ring CDA gas hob with extractor fan over, spaces for washing machine, fridge freezer and dishwasher, tiled flooring, split section wooden door opening into the garden room, window to the front elevation and radiator.

CONSERVATORY/GARDEN ROOM

10'11" x 14'7" (3.33m x 4.47m)

Wood effect flooring, shelf, windows to the front and rear elevations and double doors to the front, two radiators.

DOWNSTAIRS CLOAKROOM

Accessed via a folding wooden door and tiled throughout, with low level flush wc, corner wash hand basin, wall mounted Worcester boiler in cupboard, obscure window to the side elevation and radiator.

FIRST FLOOR LANDING

5'11" x 8'5" (1.82m x 2.59m)

Providing access to the bedrooms and shower room, loft with boarding, window to the front elevation and radiator.

BEDROOM ONE

11'8" x 8'11" (3.57m x 2.74)

Built in wardrobes, window to the side elevation and radiator.

BEDROOM TWO

10'9" x 8'3" (3.28m x 2.53m)

Shelf, window to the side elevation and radiator.

BEDROOM THREE

8'6" x 6'3" (2.61m x 1.92)

Window to the side elevation and radiator.

SHOWER ROOM

7'4" x 7'6" (2.24m x 2.31m)

Part tiled with corner shower cubicle, wash hand basin with mixer tap and cupboard under, tiled flooring, towel holder and radiator, obscure window to the side elevation.

EXTERNALLY

There are gardens to both sides of the property one laid to lawn with decking and mature shrubs and outside tap, the other side is laid with astroturf and stone chip areas plus mature shrubs. The front is paved with a gate leading to the off street parking area..

TENURE - Freehold

COUNCIL TAX

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

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

PROPERTY INFORMATION FORM

<https://app.coadjute.com/ent/share/a728867e-c4ed-42f1-8ab4-e0aed91916c0>



Road Map



Hybrid Map



Terrain Map



Floor Plan

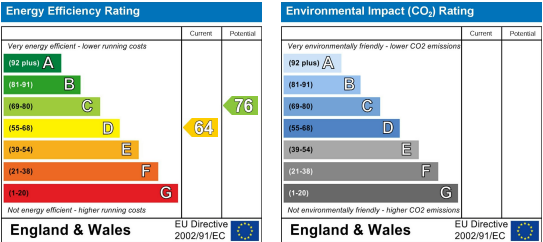


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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.