

HUNTERS®

HERE TO GET *you* THERE



Doncaster Road

Bawtry, Doncaster, DN10 6NT

Offers In The Region Of £340,000



3



1



2



D

Council Tax: B



Auckland House Doncaster Road

Bawtry, Doncaster, DN10 6NT

Offers In The Region Of £340,000



DESCRIPTION

Briefly the property comprises entrance hall, lounge, sitting room, kitchen diner and cloakroom to the ground floor, while upstairs are three bedrooms and a shower room. Outside are gardens to front and rear with off street parking available and a separate garage accessed via the side road which is part owned. The property also benefits from gas central 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, bowls and cricket club and a golf club on the outskirts of the town.

ACCOMMODATION

A brick porch with outside wall light leads to a white uPVC door with ornate glass panel providing access to:

ENTRANCE HALL

5'7" x 12'1" (1.72m x 3.69m)

Providing access to the two reception rooms, kitchen and downstairs cloakroom, stairs rising to the first floor accommodation with storage space under. Cupboard housing the Ideal Independent boiler, meter cupboard, coat hangers and window to the side elevation, smoke alarm to ceiling, two wall lights and radiator.

LOUNGE

11'11" x 14'10" (3.64m x 4.53m)

Telephone and TV points, feature fireplace in wood surround, bay window to the front elevation and radiator.

SITTING ROOM

11'10" x 13'5" (3.63m x 4.10m)

Wall mounted gas fire, TV aerial, rose to ceiling, door opening to the rear patio with glass side panel and radiator.

KITCHEN DINER

8'10" x 19'9" (2.70m x 6.02m)

Fitted kitchen comprising wall and base units, complementary worktops, built in oven, four ring gas hob with extractor fan over, space for automatic washing machine and fridge, one and a half stainless steel sink with mixer tap over, tv aerial, spotlights to ceiling, wood panel flooring, two windows to the side and one to the rear elevation, radiator.

W.C.

2'10" x 6'9" (0.88m x 2.08m)

Two piece suite comprising Low level flush w.c., corner sink and cupboard, towel holder, tiled flooring and window to the side elevation.

FIRST FLOOR LANDING

8'9" to maximum dimension x 9'8" (2.69m to maximum dimension x 2.96m)

Providing access to bedrooms, shower room and separate w.c., loft access, useful store cupboard with shelving and light, two wall lights, smoke alarm.

BEDROOM ONE

11'11" x 14'9" (3.65m x 4.50m)

Telephone point, bay window to the front elevation and radiator.

BEDROOM TWO

11'11" x 13'0" (3.64m x 3.98m)

Built in cupboard, window to the rear elevation and radiator.

BEDROOM THREE

8'9" x 7'8" (2.69m x 2.35m)

Built in cupboard and shelf, window to the front elevation and radiator.

SHOWER ROOM

5'8" x 6'6" (1.74m x 2.00m)

Tiled throughout with shower unit and wash hand basin with mixer tap in unit and cupboard under, separate cupboard, spotlights to ceiling, obscure window to the rear elevation.

SEPARATE WC

2'7" x 6'6" (0.80m x 2.00m)

Tiled throughout with low level flush w.c., ornate coving to ceiling and obscure window to the rear elevation.

EXTERNALLY

The front garden is laid to lawn with fencing and side gate leading to the rear. Driveway facilitating off road parking for two vehicles accessed via a wrought iron gate.

The rear garden is also laid to lawn with paving and patio area, raised beds and two apple trees, outside tap, wall light, fencing to two sides and hedging to the other, tool shed and gate to the front. Access also available to the garage via a personal door.

GARAGE

12'2" x 21'10" (3.72 x 6.68)

Concrete section construction with up and over door to side lane, power and lighting, storage to ceiling and side personal door to rear garden.

TENURE - Freehold

COUNCIL TAX

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

'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'

AGENTS NOTE

The vendors advise the property owns part of the road to the side which provides access to the garage.



Road Map



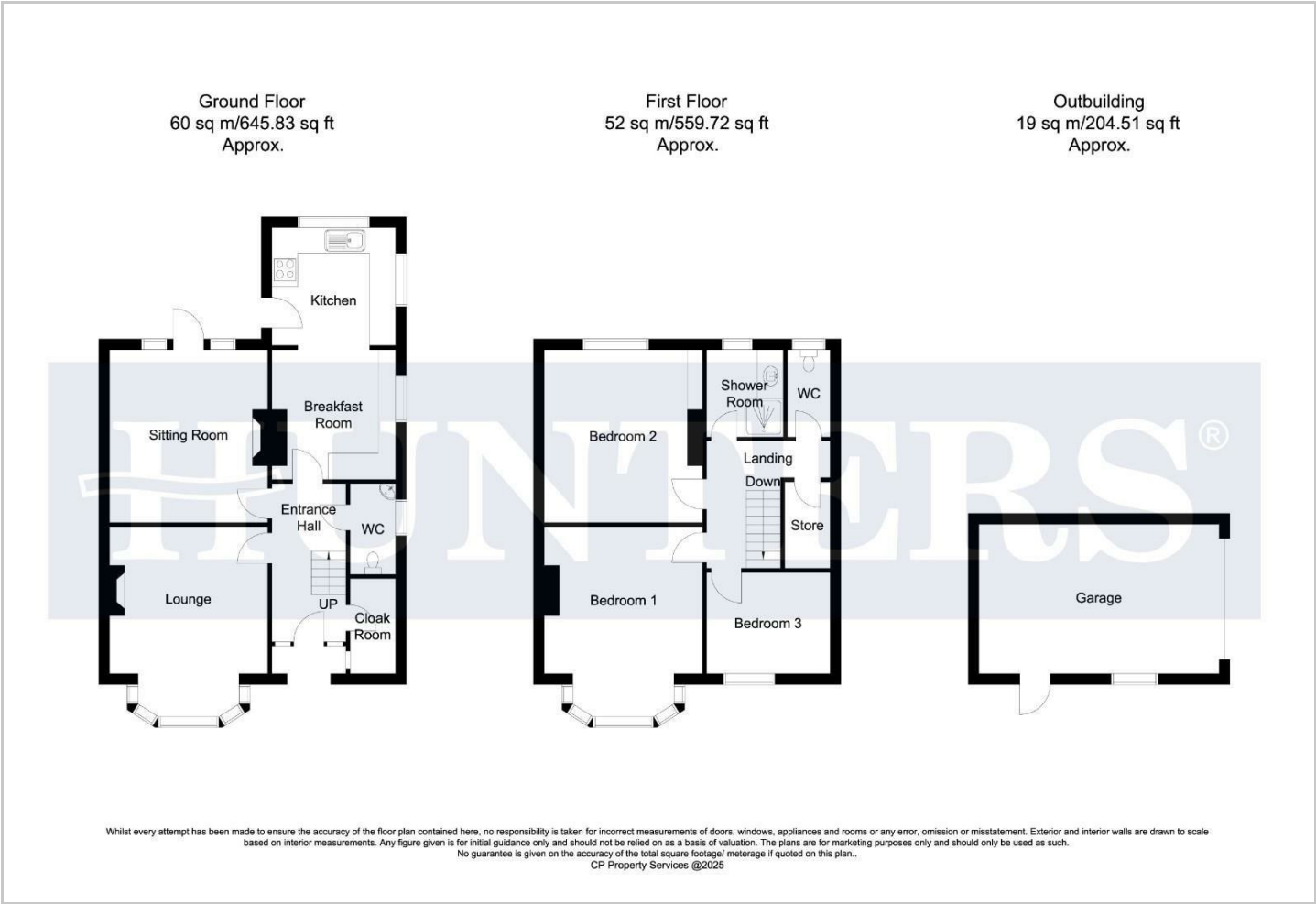
Hybrid Map



Terrain Map



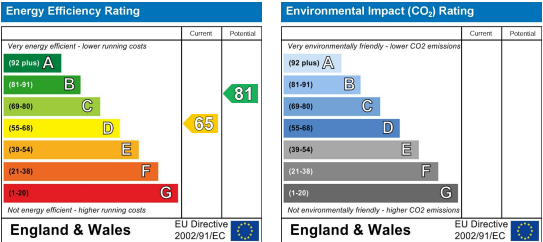
Floor Plan



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.