



Church Street, Bawtry DN10 6HR

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EXCLUSIVE



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Viewing is STRONGLY recommended to appreciate the accommodation on offer in this FIVE-bedroom detached property set over three floors and situated close to Bawtry's main High Street and adjacent to St Nicholas's church. Being sold with NO CHAIN complications the property has been modernised and refurbished to a high standard whilst retaining many original features,





DESCRIPTION

Briefly the property comprises entrance hallway, lounge, dining room, kitchen diner, and cloakroom on the ground floor, three bedrooms (one used as a dressing room) and family bathroom to the first floor and a further two bedrooms, shower room and eaves storage to the second floor. Outside there are landscaped gardens to the front and rear of the property with gated access to the side providing off street parking for several vehicles and a concrete sectional store. 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 are 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 door with three ornate glass panels leading into:

ENTRANCE HALLWAY

5'11" x 26'6"

The hallway provides access to the two reception rooms, kitchen diner and

cloakroom, stairs rising to the first floor accommodation with cupboard under, coat hanger, wood panel flooring, smoke alarm to ceiling, dado rail and radiator.

LOUNGE

13'10" x 15'8"

Feature fireplace with log burner on tiled hearth in surround, wood panel flooring, rose to ceiling, bay window to the front elevation and radiator.

DINING ROOM

13'0" x 13'10"

Feature fireplace with log burner (uninstalled) on tiled hearth in surround, wood panel flooring, windows to the rear and side elevation, radiator. Arched opening to:

L SHAPED KITCHEN DINER

12'5" x 21'4" to its maximum dimensions

Fitted kitchen comprising wall and base units with complementary worksurface, space for range style cooker with extractor fan over, space for American style fridge freezer, integrated washing machine and dishwasher, TV point in seating area, cupboard housing Ideal boiler, windows to the side and rear elevations, spotlights to ceiling, stable style wood door providing access out to the side.

DOWNSTAIRS CLOAKROOM

Half tiled walls with low level flush wc, pedestal sink with mirror over, cupboard housing fuse box, towel rail, extractor fan, tiled flooring.



FIRST FLOOR LANDING

8'0" x 16'8"

Providing access to three bedrooms and bathroom, smoke alarm to ceiling, window to the side elevation and radiator.

BEDROOM ONE

13'10" x 12'11"

TV point, window to the rear elevation and radiator.

BEDROOM TWO

12'2" x 13'1"

Feature fireplace in surround, TV point, wood flooring, window to the front elevation and radiator.

BEDROOM FIVE

9'3" x 8'1"

Currently used as a Dressing Room.

With built in wardrobes, two telephone points, spotlights to ceiling, window to the front elevation and radiator.

BATHROOM

Half tiled with matching white suite comprising stand alone bath with mixer



tap and shower attachment, shower unit with rainfall head, pedestal sink with shelf and mirror over, low level flush wc, extractor fan, wood flooring, spotlights to ceiling, window to the side elevation and radiator.

SECOND FLOOR LANDING

5'11" x 11'8"

Providing access to two bedrooms and shower room, eaves storage and velux window.

BEDROOM THREE

14'1" x 8'2"

Window to the side elevation overlooking the church and radiator.

BEDROOM FOUR

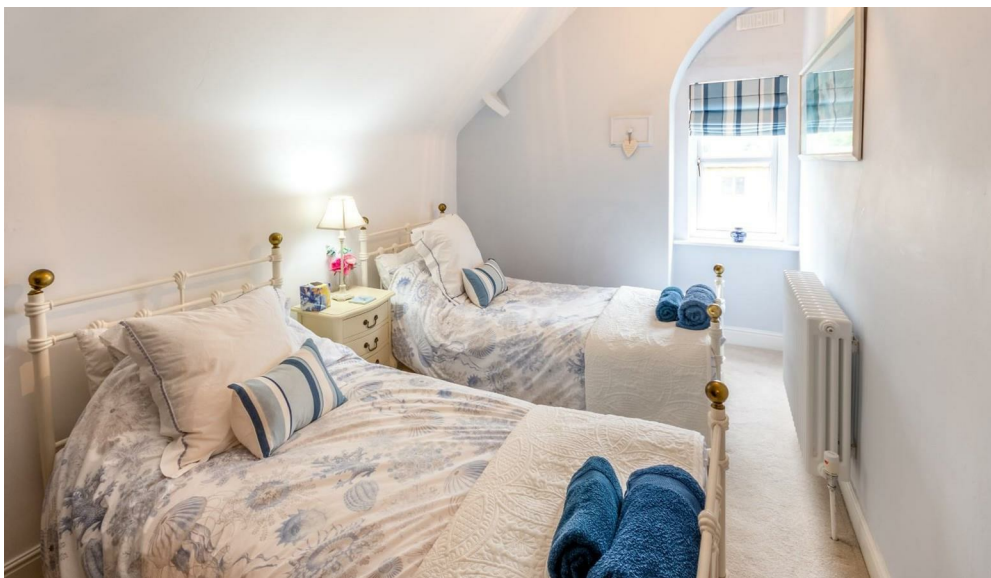
13'0" x 8'2"

Window to the side elevation also overlooking the church and radiator.

SHOWER ROOM

5'11" x 5'1"

Half tiled with corner shower unit with rainfall head, pedestal sink with mirror over, low level flush wc, towel radiator, spotlights to ceiling and extractor fan.



EXTERNALLY

The front garden is laid to lawn with paving, mature beds and trees, with a gated entrance to the side and a brick wall leads down the side of the property. Access to either side of the property leads round to the rear garden which is laid to lawn with raised paving, mature beds, palm tree, outside tap, and a block paved drive accessed via wooden gates to the side allowing off street parking for several vehicles. Concrete sectional store (2.43 m x 4.86 m) to the side with additional coal and bin stores.

COUNCIL TAX

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

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

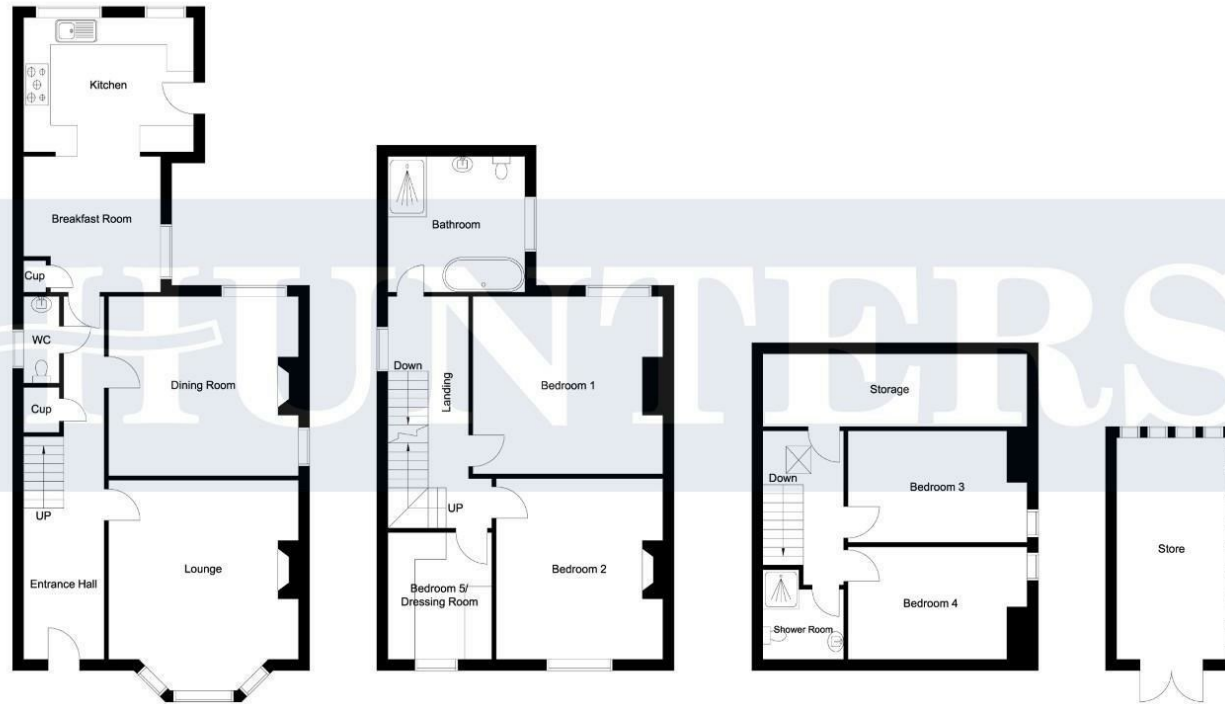
These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.

Ground Floor
73 sq m/785.76 sq ft
Approx.

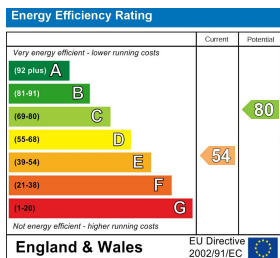
First Floor
59 sq m/635.07 sq ft
Approx.

Second Floor
40 sq m/430.55 sq ft
Approx.

Outbuilding
12 sq m/129.16 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 @2025



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <https://www.hunters.com>

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