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2 Queens Crescent, Bawtry, Doncaster, DN10 6PZ



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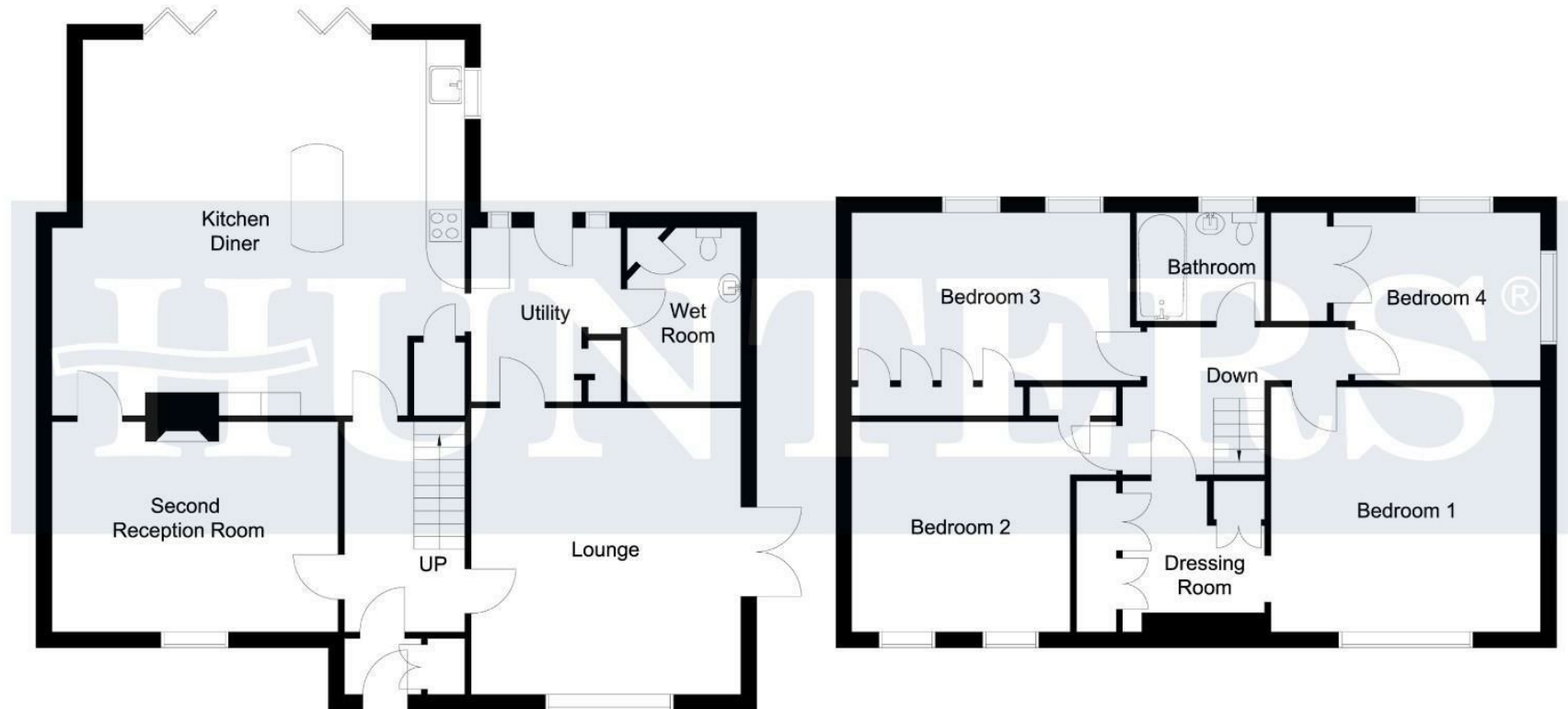
£325,000

Early viewing is HIGHLY recommended to appreciate the size of this extended property compared to most on Queens Crescent. The property has been modernised by the current owners and it 's proximity to local schools, amenities and the town centre add to its appeal.

Hunters Bawtry 6 High Street, Bawtry, DN10 6JE | 01302 710773  
Bawtry@hunters.com | www.hunters.com

Ground Floor  
92 sq m/990.27 sq ft  
Approx.

First Floor  
71 sq m/764.23 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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 74                      | 82        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

DESCRIPTION

Comprising lounge, second reception room, open plan kitchen diner, utility and wet room to the ground floor whilst the first floor has four bedrooms and bathroom. Outside is a private wrap around garden to the front, side and rear. The property also benefits from gas central heating, double glazing and fibre internet connection.

ACCOMMODATION

The property is accessed via a composite double glazed door with three ornate glass panels leading into:

ENTRANCE HALL

5'10" x 14'9"  
Giving access to the lounge, second reception room and kitchen diner, stairs rising to the first floor accommodation, built in coat cupboard, telephone point, wood panel flooring, wall mirror and radiator.

LOUNGE

13'10" x 14'9"  
TV point, wall cupboards, doors to the side elevation, wood panel flooring, spotlights to ceiling, two USB points in wall socket, telephone point, window to the front elevation, radiator and door leading into:

UTILITY

9'0" x 8'4"  
Wall and base units with space for American style fridge, complementary worktop with space and plumbing under for washing machine, wood panel flooring, spotlights to ceiling, white uPVC door with glass panel to the rear elevation and further door leading into:

WET ROOM

8'9" x 5'9"  
With rainfall head and hand held unit, wall wash hand basin with mixer tap and mirror over, low level flush w.c., corner unit, wall radiator, spotlights to ceiling, extractor fan.

SECOND RECEPTION ROOM

14'11" x 10'9"  
Currently used as a Play Room  
Feature fireplace and surround, spotlights to ceiling, radiator and door into Kitchen Diner.

KITCHEN DINER LIVING AREA

21'0" x 18'3"  
Comprsing wall and base units with complementary solid quartz worktops, two built in Hotpoint ovens, central island with built in fridge and integrated dishwasher, pull up socket, soft close drawers, extractor fan, spotlights to ceiling and four Velux windows, bi-fold doors opening to the rear garden, vertical radiator and further radiator.

FIRST FLOOR LANDING

10'5" to maximum dimension x 7'2"  
Giving access to the bedrooms and bathroom, loft access, spotlights and smoke alarm to ceiling.

MASTER BEDROOM

13'11" x 11'8"  
TV point, spotlights to ceiling, dimmer switch, wood panel flooring, window to the front elevation and space leading into:

DRESSING ROOM

7'5" to maximum dimension x 6'9"  
Built in wardrobes, wood panel flooring and door opening to Landing.

BEDROOM TWO

12'5" x 10'10"  
Built in cupboard and drawers, spotlights to ceiling, two windows to the front elevation and radiator.

BEDROOM THREE

14'4" x 8'6"  
Built in wardrobe, spotlights to ceiling, dimmer switch, window to the rear elevation.

BEDROOM FOUR

10'4" x 8'9"  
Loft hatch, windows to the rear and side elevations, spotlights to ceiling, dimmer switch, radiator.

BATHROOM

6'8" x 5'6"  
Tiled throughout with matching white suite comprising panel bath with Triton electric shower over, shower attachment to taps, pedestal wash hand basin, low level flush w.c., mirror in recess, spotlights to ceiling, window to the rear elevation and wall radiator.

ETERNALLY

To the front of the property is a wall with fencing above and gate leading into the garden which is mainly laid to lawn with block paving which runs round the side to a gate into the rear garden, downlighters. The private rear garden is laid to lawn and block paving with raised beds, shale area and a wooden shed, outside tap.

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

