



Brantingham Gardens, Doncaster DN10 6XJ

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## Brantingham Gardens, Doncaster DN10 6XJ

Hunters are delighted to offer this exceptionally well presented four bedroom detached house situated on a corner plot in a sought after estate in Bawtry and backing onto Kingswood Park and woods. Being sold with NO CHAIN complications early viewing is strongly recommended to avoid disappointment!





**DESCRIPTION**

Briefly the property comprises entrance hallway, lounge, dining room, garden room, study, kitchen diner, utility, conservatory and cloakroom to the ground floor whilst to the first floor are four bedrooms and family bathroom, with the Master having an en suite and balcony, Externally is a block paved drive to the front leading to the double garage and facilitating off street parking for several vehicles and to the rear is a low maintenance secure garden. The property also benefits from fibre internet, gas central heating and double glazing.

**ACCOMMODATION**

A porched entrance with two pillars and two outside lights welcomes you to the property and leads into the entrance hallway via a composite door with glass panels.

**ENTRANCE HALLWAY**

13'4" x 11'10" to its maximum dimensions

The hallway provides access to the lounge, kitchen diner, garden room, study and cloakroom, stairs rising to the first floor accommodation.

**LOUNGE**

11'6" x 19'9"

Feature marble fireplace housing flame effect electric fire, TV point, coving to ceiling, bay window to the front elevation, two concealed radiators, double doors opening into:

**CONSERVATORY**

10'4" x 11'9"

Spotlights to ceiling, Velux window, blinds to windows and door leading to the rear garden.

**KITCHEN DINER**

9'4" x 15'2"

Bespoke Wren designed modern kitchen with wall and base units with Italian style turquoise doors and down lighters, quartz worktops, built in Zanussi oven and grill, four ring induction hob with extractor fan, breakfast bar, integrated fridge and freezer, slider cupboard, sunken copper sink with mixer tap over, built in bin drawer, shelving, white vinyl tiling (LVT) flooring, window to the side elevation, concealed radiator, doors into dining room and utility.

**DINING ROOM**

12'1" x 9'8"

TV point, white LVT flooring, coving to ceiling, windows to the front elevation with ornate glass, concealed radiator.

**UTILITY**

7'1" x 5'9"

Worktop with space under for washing machine and dryer, sunken copper sink with mixer tap, wall mounted Vaillant boiler, loft hatch, extractor fan, radiator, composite door to the side elevation with glass panel.



#### **DOWNSTAIRS CLOAKROOM**

4'5" x 6'7"

Tiled throughout with low level flush wc, wash hand basin with mixer tap, mirror and shelf over, extractor fan and radiator.

#### **FIRST FLOOR LANDING**

16'9" x 6'1"

Providing access to the bedrooms and family bathroom, loft hatch, airing cupboard housing water tank, smoke alarm to ceiling and concealed radiator.

#### **MASTER BEDROOM**

20'3" x 9'8"

Built in wardrobes with glass panel doors, concealed radiator, sliding uPVC door opening to the south facing balcony with railing. Door leading into:

#### **EN SUITE**

6'7" x 6'5"

Tiled throughout with walk in shower, wash hand basin in unit with mirror over, low level flush wc, recess shelving, wall mounted radiator and window to the front elevation.

#### **BEDROOM TWO**

11'8" x 10'1"

Built in wardrobe, vanity unit to wall with drawers, window to the rear elevation and radiator.



#### **BEDROOM THREE**

11'8" x 7'10"

Built in wardrobe, window to the front elevation and concealed radiator.

#### **BEDROOM FOUR**

7'11" x 6'9"

Built in wardrobe, concealed radiator and window to the front elevation.

#### **BATHROOM**

11'5" x 6'7"

Tiled throughout with matching white suite comprising stand alone bath with shower attachment, separate shower cubicle with rainfall head and hand held unit, "his" and "her" wash hand basins with mixer taps in unit having cupboards under and mirror over with spotlights and shelf, bidet, tiled flooring, spotlights to ceiling, extractor fan, vertical radiator and window to the rear elevation.

#### **GARDEN ROOM**

11'7" x 10'0"

TV bracket to wall, coving to ceiling, sliding uPVC door accessing the rear garden.

#### **STUDY**

6'6" x 9'2"

Telephone point, window to the rear elevation and concealed radiator.



#### **EXTERNALLY**

The property is adjacent to the Kingswood Park and woods and these can be accessed via a gate to the rear of the property. There is a block paved drive to the front with feature lamp post which facilitates off street parking for several vehicles and leads to the double garage. A side passage leads to the rear with outside tap, covered bin store, lamp post, and paving whilst the private rear garden is mainly laid to stone chips and paving and pagoda with lighting, mature beds and trees and a water feature.

#### **DOUBLE GARAGE**

17'10" x 17'9"

One electric roller door and one manual, roof storage, power and lighting, storage cupboards and shelving plus personal door.

#### **TENURE - Freehold**

#### **COUNCIL TAX**

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

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by

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.

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



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 @2026

Energy Efficiency Rating	
	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

### Viewing Arrangements

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

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