

# HUNTERS®

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## Cheyne Walk

Bawtry, Doncaster, DN10 6RS

Offers In The Region Of £370,000



Council Tax: E





# 14 Cheyne Walk

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## DESCRIPTION

The property comprises entrance hallway, lounge, kitchen diner, downstairs cloakroom and integral garage to ground floor whilst the first floor has three double bedrooms, one with ensuite and dressing room and a bathroom. Outside are gardens to the front and rear with a drive facilitating off street parking for two vehicles leading to the garage. The property also benefits from gas central heating and double glazed wooden windows.

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

The property is accessed via a wood door with two glass panels under a brick porched overhang also covering the garage entrance.

### ENTRANCE HALLWAY

9'8" x 10'11" to its maximum dimension (2.95m x 3.35m to its maximum dimension)

Providing access to the lounge, kitchen diner, downstairs cloakroom and integral garage, understairs cupboard and radiator

### LOUNGE

11'7" x 16'6" (3.54m x 5.05m)

Feature fireplace with surround housing electric fire, TV point, three windows to the rear elevation and two radiators, doors leading into:

## CONSERVATORY

11'10" x 8'9" (3.63m x 2.68m)

Overlooking the south facing garden with two wall lights and tiled flooring.

## KITCHEN DINER

11'6" x 12'4" (3.53m x 3.77m)

Wall and base units with complementary worktops, built in cooker and grill, four ring induction hob with extractor over, space for fridge. one and a half ceramic sink, bay window to the front elevation and radiator.

## DOWNSTAIRS CLOAKROOM

Half tiled with low level flush wc and wash hand basin in unit with cupboards, plumbing for washing machine, extractor fan, towel holder and radiator.

## INTEGRAL GARAGE

8'2" x 16'8" (2.51m x 5.10m)

Up and over door with power and lighting, shelving, wall mounted boiler, and door into entrance hallway.

## FIRST FLOOR LANDING

12'8" to maximum dimensions x 10'7" (3.88m to maximum dimensions x 3.24m)

Providing access to bedrooms and bathroom, window to the side elevation and built in cupboard.

## BEDROOM ONE

13'6" x 10'7" (4.12m x 3.24m)

Corner unit with drawers, telephone point, window to the front elevation, radiator and doors into en suite and dressing room.

### EN SUITE

6'7" x 5'6" (2.01m x 1.68m)

Tiled throughout with matching suite comprising panel bath with overhead shower, pedestal wash hand basin with mixer tap, low level flush wc, wall vanity unit, shaving socket, towel holder, obscure window to the rear elevation.

### DRESSING ROOM

6'3" x 5'6" (1.92m x 1.70m)

Clothes railings and shelving.

### BEDROOM TWO

11'6" x 10'7" (3.53m x 3.23m)

Built in cupboard unit over bed space, window to the rear elevation and radiator.

### BEDROOM THREE

11'7" x 10'2" (3.55 x 3.11)

Built in cupboard unit over bed space, TV point, window to the front elevation and radiator.

### BATHROOM

6'0" x 6'5" (1.84 x 1.98)

Tiled throughout with matching suite comprising panel bath with overhead shower, pedestal wash

hand basin with mixer tap, low level flush wc, spotlights to ceiling, towel holder, window to the side elevation and radiator.

### EXTERNALLY

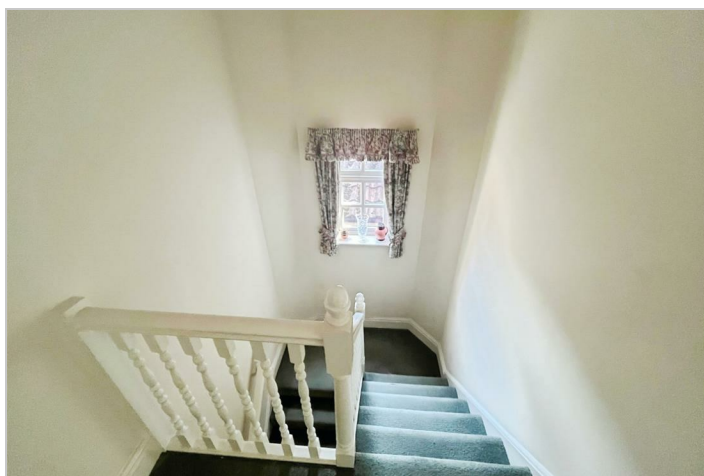
The front garden is laid mainly to lawn with mature border and drive allowing off street parking for two vehicles. A wrought iron gate to the side leads to the rear garden which is mainly laid to lawn and paving with mature beds and a pond.

### RATES

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





Road Map



Hybrid Map



Terrain Map



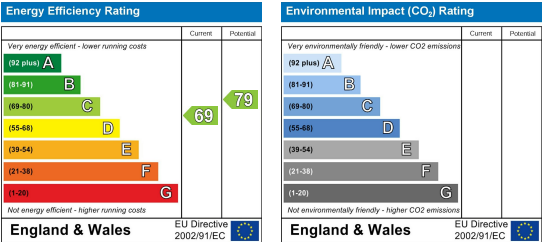
Floor Plan



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.