

# HUNTERS®

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## Lime Tree Crescent

Bawtry, DN10 6LG

Guide Price £425,000



Council Tax: D



# 16 Lime Tree Crescent

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## DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner, utility, two bedrooms to the ground floor and one to the first floor, bathroom and separate wet room, and integral garage whilst outside there is a wrap around garden with gated drive allowing off street parking for one vehicle. The property also benefits from solid oak doors throughout, 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, pubs and cafes 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.

## ENTRANCE HALLWAY

9'10" x 7'3" (maximum dimensions) (3.01 x 2.22 (maximum dimensions))

The property is accessed via steps and hand railing which lead up to a composite door with glass panel and in to the entrance hallway which provides access to the lounge, two bedrooms and bathroom and has a radiator.

## LOUNGE

22'11" x 10'11" (7.01 x 3.33)

Media wall unit housing Elyesse Nu flame electric fire and space for TV, French doors with windows to both sides leading to the decking area, window to side and radiator plus space into kitchen diner.

## KITCHEN DINER

18'7" x 16'3" (maximum dimension) (5.68 x 4.97 (maximum dimension))

Bespoke kitchen with wall and base units having

downlighters, built in Lamona oven and microwave/grill, five ring gas hob with extractor fan over, integrated larder fridge, dishwasher, sunken Belfast style sink with mixer tap, Bastille white Victorian wall tiles, central island with floor heater and lights and built in bin drawer, porcelain floor tiles, window to side and door into the rear entrance hall.

## REAR ENTRANCE HALLWAY

9'11" x 11'10" (3.03 x 3.63)

Porcelain tiled flooring, steps leading up to the third bedroom, and access to the wet room, kitchen diner, utility, Velux window to ceiling and white uPVC door to the rear garden.

## WET ROOM

7'10" x 6'5" (maximum dimension) (2.40 x 1.96 (maximum dimension))

A V shaped room which is tiled throughout and has a shower unit, low level flush wc, wash hand basin with mixer tap in a unit with cupboard under and swivel mirror over, spotlights to ceiling.

## UTILITY

7'4" x 9'0" (2.24 x 2.76)

Base unit with space under and plumbing for washing machine and dryer, stainless steel sink with mixer tap, spotlights to ceiling, double window to side and door leading to the integral garage.

## INTEGRAL DOUBLE GARAGE

15'11" x 16'5" (4.87 x 5.02)

Accessed from the side via an electric roller door and from the utility room internally with power and lighting, plus shelves

## BATHROOM

6'3" x 7'6" (1.93 x 2.29)

Half tiled walls, stand alone slipper bath with shower

attachment to taps, corner shower unit with rainfall head and hand held unit, wash hand basin to wall with mixer tap, cupboard under and vanity unit over with mirror. low level flush wc., turquoise mist high gloss tiles to floor, spotlights and extractor fan to ceiling, towel radiator and obscure window to rear.

#### BEDROOM ONE

12'2" x 11'10" (3.71 x 3.63)

Built in wardrobes, separate cupboard, storage unit under window to front and radiator.

#### BEDROOM TWO

9'11" x 11'10" (3.04 x 3.63)

Telephone point, windows to front and rear with radiator.

#### FIRST FLOOR

Accessed via steps leading from the rear entrance hallway up to Bedroom Three and a door into the eaves storage area which also houses the Ideal boiler,

#### BEDROOM THREE

12'3" x 12'4" (3.75 x 3.76)

Accessed via steps from the rear entrance hallway with double dormer window to side and radiator.

#### OUTSIDE

The gated front garden is mainly laid to stones with hardy shrubs, hedging which runs round to a side decking area and the double gated drive which facilitates off street parking for one vehicle. A wrought iron gate to the other side leads to the private rear garden which is laid to lawn with block paving, decking area, summer house, outside tap and light.

#### TENURE - Freehold

#### COUNCIL TAX

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

#### POTENTIAL BUYER INFORMATION

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



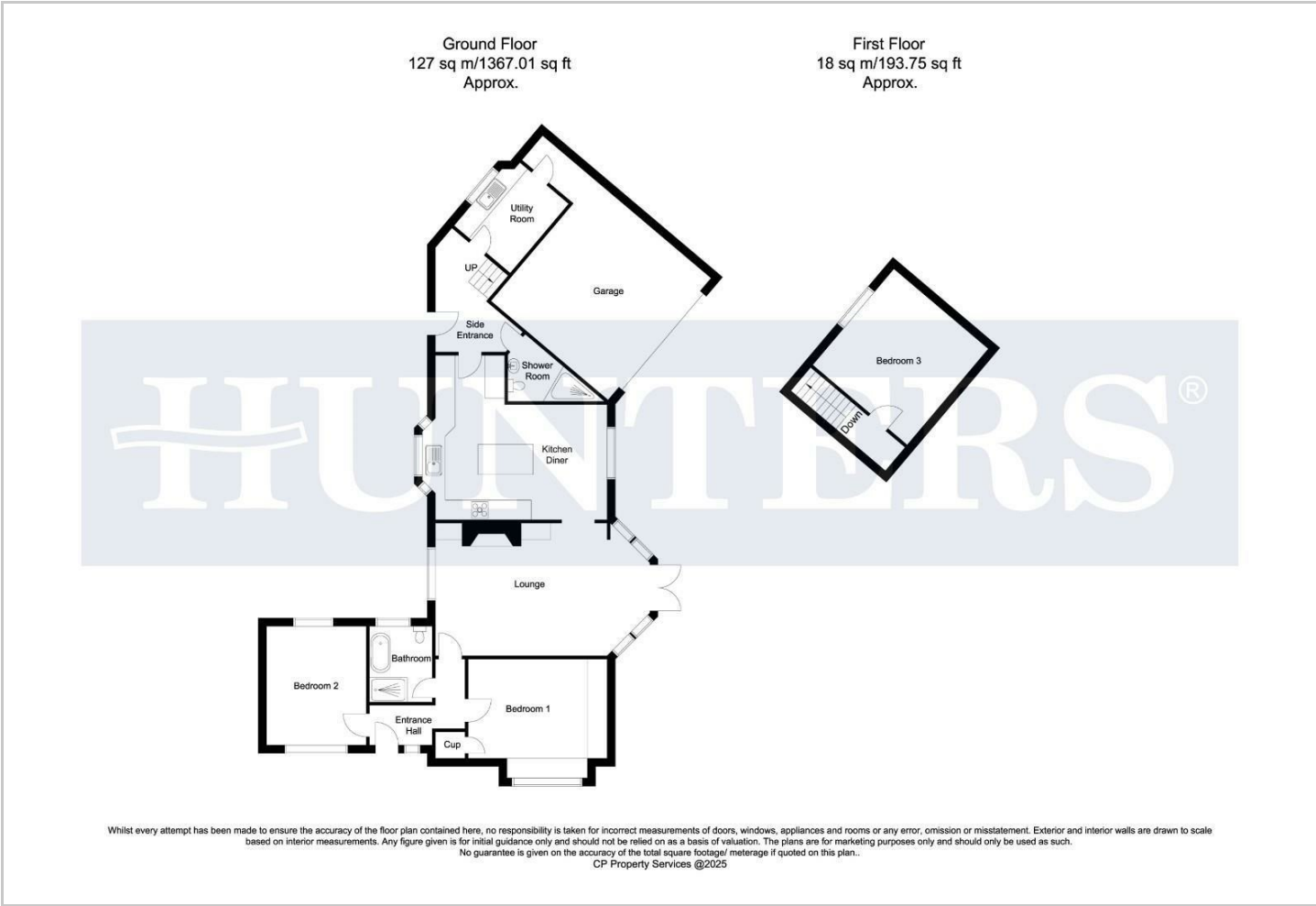
Hybrid Map



Terrain Map



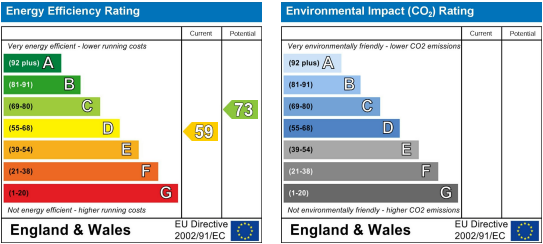
Floor Plan



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.