HUNTERS®

HERE TO GET *you* THERE



Church Street

Bawtry, Doncaster, DN10 6HX

£175,000

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Council Tax: B





42 Church Street

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£175,000





DESCRIPTION

Briefly the property comprises lounge and kitchen to the ground floor and a double bedroom with en suite shower and separate WC plus walk in wardrobe/store room with sloping roof to the first floor. Outside is a courtyard to the rear facilitating parking and a separate garage/store building. The property also benefits from gas central heating and double glazing and is being sold with NO CHAIN complications.

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 double glazed door with glass panels leading into:

LOUNGE

12'11" x 13'1" (3.94m x 4.01m)

Featuring an exposed original beam and heritage detailing, complemented by ceiling spotlighs and herringbone style flooring. Traditional sash windows to the front elevation and stylish Milano radiator.

KITCHEN

14'4" to its maximum dimension x 10'0" (4.37m to its maximum dimension x 3.06m)

Fitted kitchen featuring quartz worktops and traditional Belfast sink, with space for range style cooker and extractor hood integrated into the cabinetry above, integrated appliances include fridge freezer, washing machine and dishwasher, Esprit Eco 2 boiler is housed within a wall cupboard, alongside a wall mounted fuse box. Further benefits include a useful under stairs storage cupboard, herringbone style flooring and contemporary Milano raditor. Stairs rising to the first floor accommodation.

FIRST FLOOR LANDING

Giving access to the bedroom, w.c. and walk in wardrobe/store room, smoke alarm to ceiling.

BEDROOM

12'10" x 12'11" (3.93m x 3.96m)

Two traditional sash windows to the front elevation, complemented by two contemporary Milano radiators. Loft access hatch with built in pull down ladder providing convenient access to the loft being boarded for storage and with fitted lighting. Characterful wooden door leads into:

EN SUITE

Contemporary shower room feturing shower enclosure with oversized ceiling mounted rainfall shower head and separate handheld shower attachment. Freestanding vanity unit with mixer tap and useful storage cupboard under. Tiled flooring, ceiling splotlights, extractor fan and distinctive Milano heated towel radiator.

WALK IN WARDROBE/STORE ROOM

14'7" x 6'9" (4.46m x 2.06m)

Shelving, fluorescent light, two obscure windows to the rear elevation and radiator. This room could be used as a small child's playroom or cot room.

WC
Low level flush wc, corner wash hand basin, heated towel rail, hexagonal vinyl flooring, extractor fan and rear facing sky light.

EXTERNALLY
Communal courtyard allowing off street parking and separate garage/store located in a building to the rear. Access to the High Street is also available through the Courtyard Shopping Centre.

GARAGE/STORE
11'6" x 13'0" (3.51m x 3.97m)
Substantial two storey outbuilding with electricity connected offering potential for a variety of future uses. The buuilding could lend itself to conversion into separate living accommodation, garage, home office, workshop or versatile work/leisure space, subject to the necessary planning being obtained. We have been advised that Architects drawing have been undertaken to convert the outside Garage/Store into a one bedroomed annex.

TENURE - Freehold

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

PROPERTY INFORMATION FORM
https://app.coadjute.com/ent/share/bed53a94-c32a-4cc8-8002-da6c17ff15e3





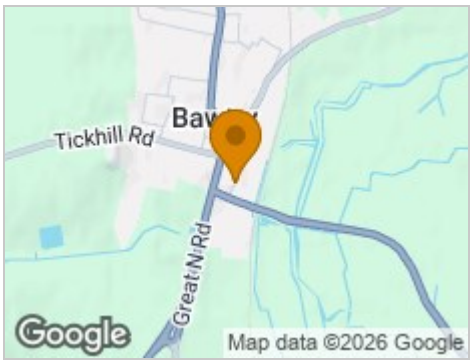

Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor
28 sq m/301.38 sq ft
Approx.

First Floor
28 sq m/301.38 sq ft
Approx.

Outbuilding
18 sq m/193.75 sq ft
Approx.

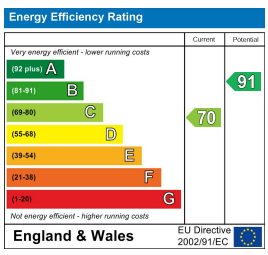


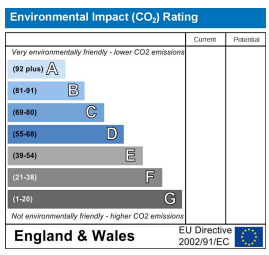
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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 @2026

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.

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