



Ingham Road, Bawtry, Doncaster, DN10 6NW

£525,000

HUNTERS[®]
EXCLUSIVE



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Hunters are delighted to offer this newly constructed four bedroom detached dormer bungalow which is close to the centre of Bawtry and offers modern living with NO CHAIN complications.





DESCRIPTION

Briefly the property comprises entrance hallway, open plan kitchen/living area, lounge, study, shower room and utility to the ground floor whilst to the first floor are four bedrooms, one with en suite and bathroom. Outside is a resin bonded drive to the front allowing off street parking for several vehicles and a garden to the rear with useful outbuilding. The property also benefits from underfloor heating to the ground floor, solid wooden 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.

ACCOMMODATION

Accessed via composite double glazed door with windows to the side and above leading into:

ENTRANCE HALLWAY

6'3" x 22'8"

Providing access to the kitchen/living area, lounge, bedroom, utility and shower room, cupboard housing fusebox and underfloor heating pipes, oak wood balustrade stairs with glass panelling leading to the first floor accommodation.

OPEN PLAN KITCHEN/LIVING AREA

25'7" x 24'1"

With wall and base units in light grey and complementary worktops, built in CDA cooker and grill, fridge freezer, dishwasher, central breakfasting island with wine cooler and cupboards, five ring induction hob with extractor fan over, one and a half stainless steel sink with mixer tap, spotlights to ceiling, smoke alarm, tiled flooring, TV socket and bi folding doors opening to the rear garden.

LOUNGE/BEDROOM

9'3" x 13'5"

TV point, wall mounted room thermostat and window to the front elevation.

STUDY/PLAYROOM

9'3" x 17'7"

TV point, wall mounted thermostat and window to the front elevation.

SHOWER ROOM

8'3" x 3'11"

Half tiled walls and three piece suite comprising walk in shower unit, wall mounted wash hand basin with mixer tap, low level flush wc, spotlights to ceiling, tiled flooring, window to the side elevation. Door into:

UTILITY ROOM

10'2" x 7'10"

Comprising wall and base units, one housing the Baxi boiler, space and plumbing for washing machine and dryer,



FIRST FLOOR LANDING

6'3" x 9'6"

Giving access to bedrooms and bathroom, loft access, spotlights to ceiling, Velux windows and smoke alarm.

BEDROOM ONE

12'7" x 14'4"

Two TV points, window to the rear elevation, radiator and door leading into:

EN SUITE

9'3" x 4'1"

Tiled throughout, shower unit with rainfall head and hand held unit, wash hand basin, low level flush wc, chrome wall radiator, spotlights to ceiling and window to the side elevation.

BEDROOM TWO

12'7" x 11'5"

TV point, window to the rear elevation and radiator.

BEDROOM THREE

9'3" x 12'11"

TV point, window to the front elevation and radiator.

BEDROOM FOUR

9'4" x 14'9"

TV point, window to the front elevation and radiator.

BATHROOM

Tiled throughout with matching white suite comprising panel bath with rainfall head shower over and hand held unit, wash hand basin with mixer tap and low level flush wc, in vanity unit, chrome wall radiator, spotlights to ceiling, extractor fan, window to the side elevation.



EXTERNALLY

To the front is a bonded resin drive allowing off street parking for several vehicles with gated access, passages to both sides, outside tap, lead to the rear garden which is laid mainly to lawn with a tree in the corner and outbuilding. There are downlighters around the building and an outside wall socket.

OUTBUILDING

Split into two sections - the main section measuring 4.56 x 2.99 with bifold doors, spotlights to ceiling and two downlighters to front. The rear section is a store and measures 3.04 x 1.65 and is accessed via a white uPVC door and has a worktop and wall mounted fuse box.

COUNCIL TAX

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

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

AGENTS NOTE

The lounge and study room on the ground floor could be used as bedrooms depending on requirements of the new owners.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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.

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Ground Floor
100 sq m/1076.39 sq ft
Approx.

First Floor
78 sq m/839.58 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 @2025

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01302 710773 | Website: www.hunters.com

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