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HERE TO GET *you* THERE



Queens Crescent

Bawtry, DN10 6PY

Offers In The Region Of £200,000



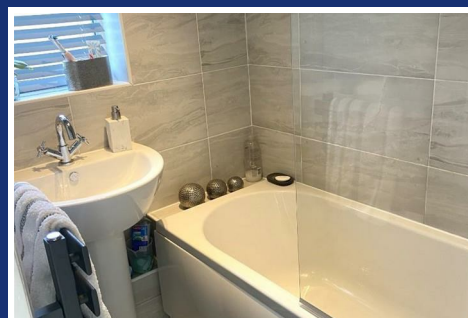
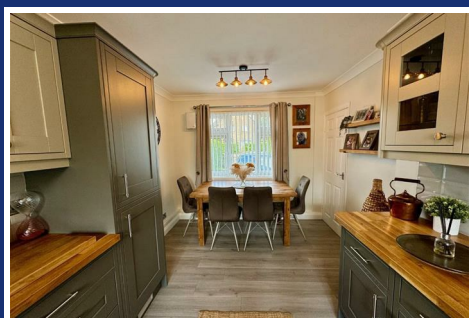
Council Tax: A



21 Queens Crescent

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DESCRIPTION

Briefly the property comprises three Bedrooms and Bathroom to the first floor and Lounge, Kitchen Diner and Utility to the ground floor, whilst outside there is off street parking to the front for two vehicles and a garden to the rear. The property also benefits from gas central heating and double glazing.

ACCOMMODATION

The property is accessed via a composite door to the side with glass panels and porch over leading into :

ENTRANCE HALLWAY

5'10" x 11'7" (1.80 x 3.54)

Providing access to the Lounge and Kitchen Diner, stairs rising to the first floor accommodation, wood panel flooring, smoke alarm and concealed radiator.

LOUNGE

13'1" x 11'1" (4.01 x 3.38)

Feature fireplace with wood surround housing electric flame effect fire, t.v. point, dado rail, wood panel flooring, window to the front elevation and radiator.

KITCHEN DINER

12'7" x 17'5" (3.84 x 5.31)

Wall and base units with complementary work surface, built in Zanussi oven and four ring induction hob with extractor fan over, integrated fridge freezer, one and a half ceramic sink with mixer tap, cupboard, two shelves, further under stairs storage, spotlights to ceiling, window to the front elevation. Door leading into:

UTILITY ROOM

13'2" x 5'9" (4.02 x 1.76)

Base and corner unit with complementary work surface, space under for washing machine and dryer, spotlights to ceiling, shelf, wall mounted fuse box, white uPVC door to the side elevation with glass panels and window to the rear elevation.

FIRST FLOOR LANDING

10'2" x 6'1" (3.10 x 1.87)

Access to Bedrooms, Bathroom and separate w.c., loft access, airing cupboard, window to the rear elevation.

BEDROOM ONE

12'9" x 8'9" (3.89 x 2.67)

Cupboard with shelving, window to the front elevation and radiator.

BEDROOM TWO

9'11" x 10'11" (3.04 x 3.34)

Window to the front elevation and radiator.

BEDROOM THREE

9'5" x 8'3" (2.89 x 2.54)

Window to the rear elevation, radiator and shelf.

BATHROOM

4'4" x 6'0" (1.33 x 1.84)

Tiled throughout with matching white suite comprising panel bath, pedestal wash hand basin with mixer tap, towel radiator, Xpelair unit, spotlights to ceiling and window to the rear elevation.

W.C.

4'5" x 2'9" (1.37 x 0.85)

Low level flush w.c., tiled flooring, window to the rear elevation and radiator.

EXTERNALLY

The front of the property is laid to block paving and stone chip areas facilitating off street parking for two vehicles accessed via double wrought iron gates. Pedestrian gate and paving leads to the side entrance along with a mature bed, downlighters. Further side gate leading to the rear garden with door leading into the Utility Room and is laid mainly to lawn with paving and stone chip areas, surrounded by fencing, pond, two wooden sheds, concrete store and outside tap.

COUNCIL TAX

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

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



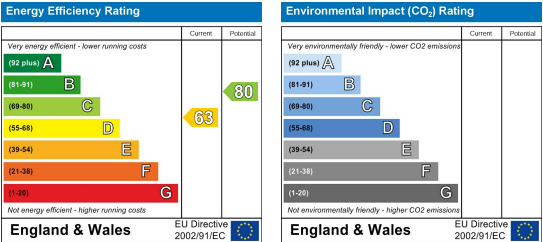
Floor Plan



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.