

# HUNTERS®

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Ingham Road

Bawtry, DN10 6NN

Offers In The Region Of £360,000



Council Tax: B



# 7 Ingham Road

Bawtry, DN10 6NN

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## DESCRIPTION

Briefly the property comprises lounge, kitchen diner, garden room and downstairs cloakroom to the ground floor and three bedrooms plus family bathroom to the first floor. Outside is off street parking for two vehicles and gardens to front and rear with an outside workshop/store. The property also benefits from gas central heating and double glazing.

## ACCOMMODATION

Access is via a covered entrance porch through a composite door with two glass panels leading into:

## ENTRANCE HALL

Providing access to the lounge and kitchen diner, stairs rising to first floor accommodation, tiled flooring, telephone point and radiator.

## LOUNGE

12'0" x 10'11" (3.68 x 3.35)

Benefiting from a multi fuel log burner inset into the chimney breast with wood mantle over and wood shelving to either side in the recesses, TV point, spotlights to ceiling, bay window to the front elevation and radiator.

## KITCHEN DINER

19'5" x 12'10" (5.94 x 3.92)

Fitted kitchen with wall and base units incorporating a pull out larder and complementary quartz worktops, central island with pop up power sockets and feature illumination to floor level, freestanding rangemaster cooker with extractor fan over, integrated fridge freezer, dishwasher and Blomberg washing machine, tiled flooring, radiator, door into downstairs cloakroom and further door to side entrance with glass panel, space into:

## GARDEN ROOM

16'9" x 9'4" (5.13 x 2.87)

Tiled flooring, roof lantern and window to the side elevation, two sets of French doors opening to the rear garden and real flame contemporary gas fire with remote controller.

## DOWNSTAIRS CLOAKROOM

Low level flush wc, wall wash hand basin with mixer tap, shelving, wall mounted Worcester boiler and window to the side elevation.

## FIRST FLOOR LANDING

10'7" x 8'11" (3.24 x 2.74)

Stairs rising to first floor with oak handrail and spindled banister providing access to the three bedrooms and bathroom, partially boarded loft with pull down ladder, window to the side elevation.

## BEDROOM ONE

12'1" x 11'1" (3.69 x 3.38)

Spotlights to ceiling with dimmer switch, window to the front elevation and radiator.

## BEDROOM TWO

11'1" x 10'4" (3.39 x 3.16)

Spotlights to ceiling, window to the rear elevation and radiator.

## BEDROOM THREE

8'7" x 9'3" (2.62 x 2.82)

Spotlights to ceiling, window to the front elevation and radiator.

## FAMILY BATHROOM

Tiled throughout with matching suite comprising panel bath, low level flush wc, wash hand basin with

mirror over, walk in double shower unit with Mira digital shower, rainfall and hand held attachments, wall radiator, spotlights to ceiling and window to the rear elevation.

#### EXTERNALLY

To the front is a shingle driveway facilitating off street parking for two vehicles, mature bed and hedging surround. The private rear south facing garden is laid to lawn with a meandering path leading down to the garage style workshop/store, mature beds, tiled patio seating area, shingle to the side having a timber and stone open porch entrance with light and outside tap. Wooden tool shed situated in the garden. Fencing to the rear and one side with a mainly hawthorn hedge to the other.

#### GARAGE STYLE WORKSHOP/STORE

Brick construction with an up and over roller door, power and lighting, shingle surrounding the building, log store to side and personal door, window to the front elevation.

#### COUNCIL TAX

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

#### TENURE - FREEHOLD

#### AGENTS NOTE

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



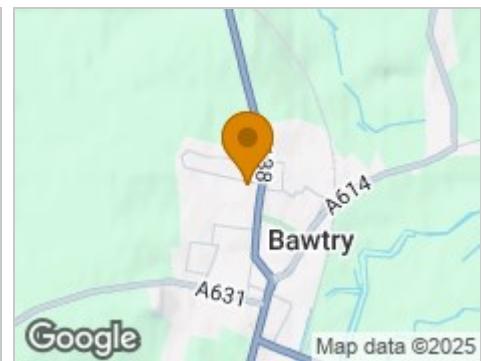
## Road Map



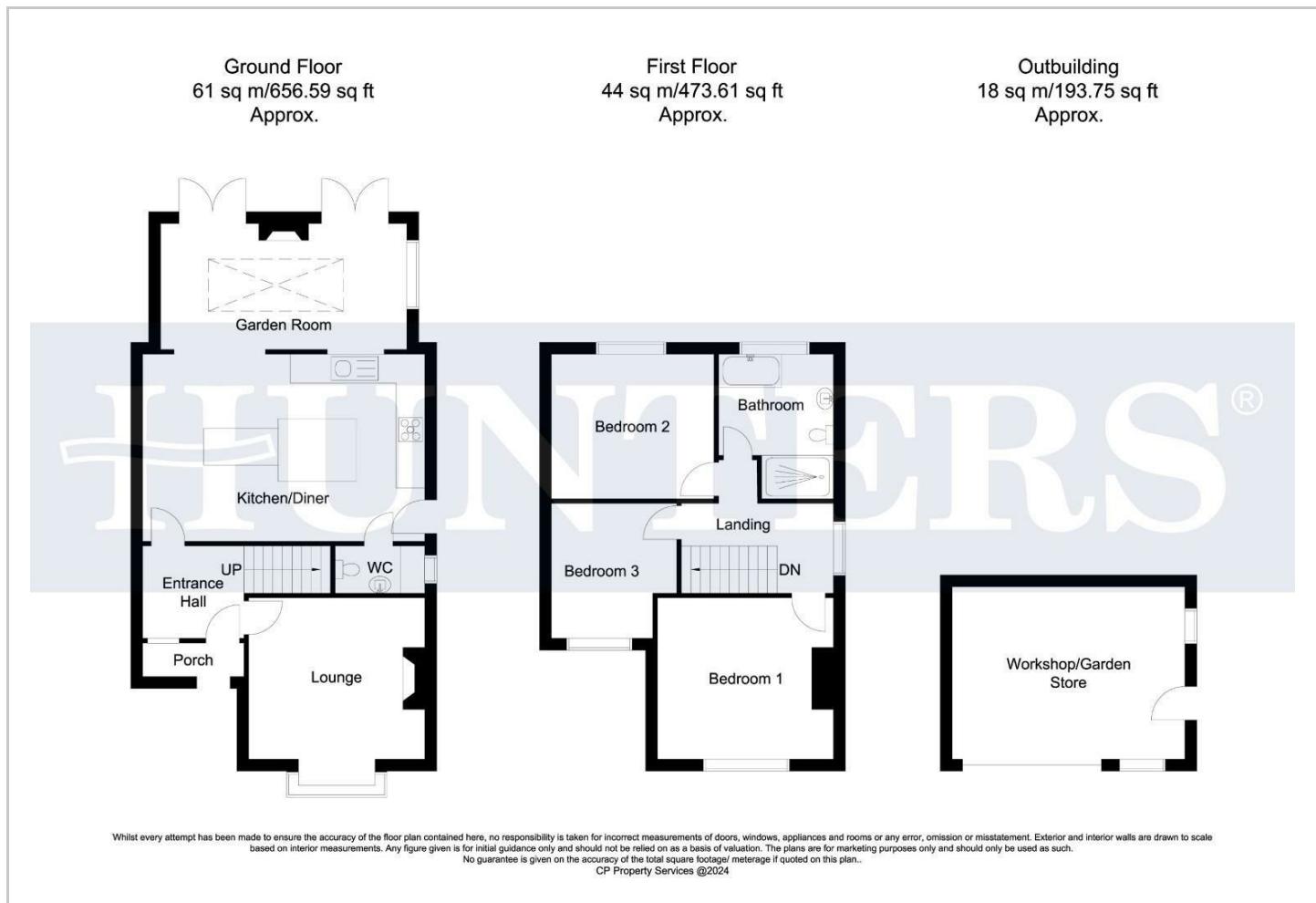
## Hybrid Map



## Terrain Map



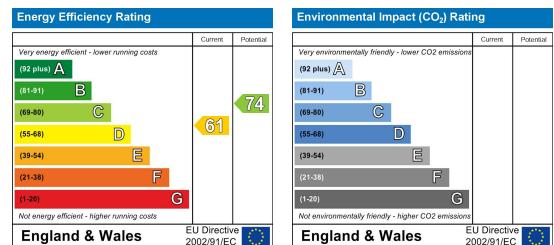
## Floor Plan



## 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.