

# HUNTERS®

HERE TO GET *you* THERE



Station Road

Bawtry, DN10 6QD

Offers In The Region Of £210,000



Council Tax: C



# 138 Station Road

Bawtry, DN10 6QD

Offers In The Region Of £210,000



## DESCRIPTION

The property briefly comprises Entrance Hall, Lounge Diner, Kitchen, three Bedrooms and Bathroom whilst outside there are gardens to the front and rear with a separate Garage and off road parking for several vehicles. The property also benefits from gas central heating and double glazing.

## ACCOMMODATION

The property is accessed via a white uPVC door with two glass panels leading into:

### ENTRANCE HALL

4'7" x 5'7" (1.41 x 1.72)

With shelf, door leading into the:

### LOUNGE DINER

15'7" x 19'2" (4.77 x 5.85)

Bay window to the front elevation, spotlights to ceiling, window to the side elevation and radiator. Door leading into:

### INNER HALLWAY

2'11" x 14'9" (0.89 x 4.52)

Providing access to the Kitchen, three Bedrooms and Bathroom, loft access, spotlights to ceiling and radiator.

### KITCHEN

9'10" x 11'4" to maximum dimensions (3.00 x 3.46 to maximum dimensions)

Wall and base units in cream with complementary worktops, built in Beko oven and induction hob with extractor fan over, spaces for washing machine and fridge freezer, wine rack in wall unit, stainless steel sink with mixer tap, window to the side elevation,

radiator and uPVC door to the side with arched glass panel.

### BEDROOM ONE

9'10" x 12'5" (3.02 x 3.79)

T.V. point, spotlights to ceiling, window to the rear elevation and radiator.

### BEDROOM TWO

10'4" x 10'1" (3.15 x 3.08)

Built in wardrobes with sliding mirror doors, shelf, window to the rear elevation and radiator.

### BEDROOM THREE

9'10" x 6'11" (3.00 x 2.13)

Window to the side elevation and radiator.

### BATHROOM

7'0" x 8'6" (2.14 x 2.60)

Tiled throughout and benefitting from matching white suite comprising stand alone bath with mixer tap over, corner shower unit, pedestal sink with mixer tap and vanity unit over, low level flush w.c., chrome radiator, extractor fan, spotlights to ceiling and two windows to the side elevation.

### EXTERNALLY

The private rear garden is laid mainly to lawn with brick paving and borders, brick wall and fencing. The front garden is laid mainly to lawn with hedging, borders and tree plus block paved drive to the side allowing off street parking for several vehicles and leads to the Garage.

### GARAGE

10'10" x 18'9" (3.31 x 5.72)

With electric remote control door, power and light, two windows to the side elevation.

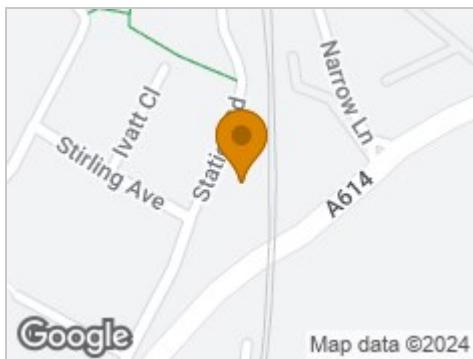
## COUNCIL TAX

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

## TENURE - FREEHOLD



## Road Map



## Hybrid Map



## Terrain Map



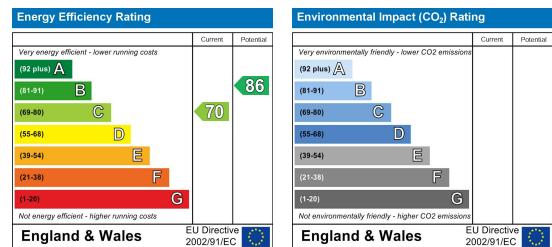
## Floor Plan



## 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.