



33 GRANGE AVENUE BAWTRY

An immaculately presented older style three bedroom semi detached house in the favoured village of Bawtry. There is large dual aspect through lounge dining room as well as a well appointed kitchen. Externally there is off road parking for two cars and a good sized southerly facing rear garden.

£235,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

33 GRANGE AVENUE, BAWTRY,
DONCASTER, DN10 6NR

LOCATION

Bawtry is a small and very popular town on the cusp of South Yorkshire and North Nottinghamshire with a good selection of local amenities, restaurants, bars and accessibility to the A1. Bus services to Doncaster and Retford both offering mainline railway services on the London to Edinburgh intercity link. Bawtry offers good local countryside walks as well as schools for all age groups.

DIRECTIONS

What3words:///they.nooks.awaited

ACCOMMODATION

Half glazed UPVC door into

Good sized **ENTRANCE HALL 14'10" x 6'4" (4.57m x 1.95m)** with laminate flooring, period style skirtings, telephone point, stairs to first floor landing, under stairs storage cupboard and understairs **CLOAKROOM** with white low level wc, corner fitted hand basin with cupboard below, laminate flooring, part wood panelled walls, recessed lighting. Arch to

DINING ROOM 12'2" x 10'4" (3.73m x 3.16m) rear aspect double glazed sliding patio doors with pattern tiled threshold, laminate flooring, additional archway into the

LOUNGE 14'0" x 10'4" (4.29m x 3.16m) front aspect double glazed floor to ceiling bay window. Period style skirtings, TV point.

KITCHEN 17'4" x 6'3" (5.31m x 1.92m) rear aspect obscure double glazed door to garden. Double glazed windows to the side. An extensive range of cream coloured shaker style base and wall mounted cupboard and drawer units. Single circular stainless steel sink drainer unit with mixer tap, space and plumbing below for dishwasher. Additional space and plumbing for washing machine and two appliances as well as space for a free standing cooker with extractor above. Ample working surfaces, wall mounted gas fired central heating boiler, part tiled walls, ceramic tiled floor. Distressed panelled ceiling and spotlighting.

FIRST FLOOR

GALLERY STYLE LANDING side aspect double glazed window.

BEDROOM ONE 14'0" x 10'4" (4.29m x 3.16m) front aspect double glazed floor to ceiling bay window. Period style skirtings, telephone point.

BEDROOM TWO 12'3" x 10'4" (3.76m x 3.16m) rear aspect double glazed window. Period style skirtings, access to roof void by way of

ladder and light. Views to the good sized rear garden.

BEDROOM THREE 8'4" x 6'5" (2.55m x 1.97m) front aspect double glazed window, recessed lighting.

BATHROOM 6'3" x 5'4" (1.92m x 1.65m) rear aspect obscure double glazed window. Panel enclosed bath with handheld shower attachment and mixer tap. Vanity unit with inset sink and cupboards below, low level wc. Tiled walls and extractor.

OUTSIDE

The front is walled and fenced to all sides, there is parking for two vehicles. A selection of established shrubs. Pedestrian access to the rear garden from the side of the property leading to the rear garden.

The south facing rear garden is fenced and hedged to all sides and is of a very good size and divided into separate areas. The first area being paved and pebbled for low maintenance. Large **timber workshop/shed**. Additional paved patio, steps down to crazy paved patio and in turn leading to another pebbled area with a good range of shrubs, flower beds and borders. Greenhouse and two brick built outbuildings.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Doncaster Council that this property is in Band B.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.
Viewing: Please contact the Retford office on 01777 709112.
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
These particulars were prepared in September 2025.



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