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Old Bawtry Road, Finningley, Doncaster, South Yorkshire £545,000 - £565,000

Hardwick House Old Bawtry Road, Finningley, Doncaster, South Yorkshire, DN9 3DD

***** GUIDE PRICE £545,000 - £565,000 *****

LARGE 4 BEDROOM DETACHED COUNTRY HOUSE / BUILT BY AWARD WINNING MELL HOMES / HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT / CONTEMPORARY LIVING ACCOMMODATION / BEAUTIFUL OPEN FRONT ASPECT / DOUBLE BRICK GARAGE //

Located on this attractive quiet roadway on the fringe of the village, a substantial 4 double bedroom high quality detached house built by the reputable Mell Homes. Finished with a contemporary interior and only 2 years old it has the remainder of its 10YR NHBC. Full gas radiator central heating system, PVC double glazing and it briefly comprises: Entrance hall, ground floor W/C, large rear facing lounge with a feature panelled wall, a separate snug/study, gorgeous open plan 'L' shaped living/dining/kitchen with a 'breakfast island' and a separate utility room. First floor galleried landing, four double bedrooms, en-suite shower room and a full 4 piece house bathroom. Outside are attractive gardens, the front looks towards open fields, whilst the rear is enclosed plus there is a double brick garage with parking. Close to village amenities, including the village store, schools etc, plus a greater range of amenities in nearby old market town of Bawtry, and Doncaster City. **VIEWING IS HIGHLY RECOMMENDED.**

ACCOMMODATION

A brick portico with a canopy and inset lighting shelters a composite style double glazed door and leads into the property's entrance hall.

ENTRANCE HALL

A feature hallway, it has a beautiful staircase leading to the first floor accommodation with a built in understairs storage cupboard, modern light grey timber effect flooring, a central heating radiator, inset spotlighting to the ceiling, oak interior doors continuing through to a ground floor W/C.

GROUND FLOOR W/C

All beautifully finished with a modern 2 piece white suite comprising of a low flush W/C, a corner set wash hand basin with tiled splashbacks, a central heating radiator and a continuation of the tiled flooring. There is inset spotlighting to the ceiling, coving and an extractor fan.

LOUNGE

15'7" x 12'1" (4.75m x 3.68m)

A large rear facing reception room, it has a feature panelled wall, a contemporary style living flame style fireplace, a media wall with tvr recess, coving, inset spotlighting to the ceiling, PVC double glazed double opening doors which give access out onto the property's rear garden, inset spotlighting to the ceiling and a central heating radiator.

STUDY/ OFFICE

12'1" x 8'2" (3.68m x 2.49m)

A useful space, it has 2 PVC double glazed windows to the front, a central heating radiator, coving, inset spotlighting to the ceiling and a continuation of the flooring.

OPEN PLAN LIVING/DINING/KITCHEN

31'0" max x 17'3" max (9.45m max x 5.26m max)

This is a very functional family space, the hub of the house. The kitchen area has a central 'breakfast island' and is all fitted with a range of modern high

and low level units finished with a deep blue cabinet door with a contrasting marble work surface with a matching splashback. Integrated appliances include a NEFF four ring ceramic induction hob with an extractor hood above, matching integrated double oven/ combination microwave, an integrated fridge freezer, wine cooler and a dishwasher. This opens and continues into a living area, with space for a dining table, and a relaxed sitting area. There are feature panelled walls, a central heating radiator, coving, inset spotlighting to the ceiling and full width double opening doors which lead out into the rear garden.

UTILITY ROOM

All beautifully finished with matching units including a single drainer stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine, room for a tumble dryer etc, There is a central heating radiator, vinyl tiled flooring, inset spotlighting to the ceiling and a composite style double glazed door.

FIRST FLOOR LANDING

A gallery style landing, this has a PVC double glazed window to the front, a central heating radiator, coving and inset spotlighting to the ceiling.

PRINCIPAL BEDROOM 1

14'7" x 12'1" (4.45m x 3.68m)

A large rear facing double bedroom with a PVC double glazed window to the rear, custom high quality fitted wardrobes, feature panelling to the main wall, a central heating radiator, coving to the ceiling, a ceiling light and a door leading to an en suite shower room.

EN SUITE SHOWER ROOM

Fully tiled and finished with modern neutral tones, its fitted with a large walk in shower with a rainfall style shower head, a floating wash hand basin and a low flush W/C. There is a contemporary style towel rail/radiator, a PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

BEDROOM 2

12'1" x 11'8" (3.68m x 3.56m)

A lovely sized second double bedroom it has a PVC double glazed window to the rear, a central heating radiator, coving to the ceiling and an access point into the loft space.

BEDROOM 3

12'4" x 10'4" (3.76m x 3.15m)

A double bedroom which has a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light.

BEDROOM 4

12'1" x 9'5" (3.68m x 2.87m)

A double front facing bedroom, it has a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light.

BATHROOM

8'6" x 8'2" (2.59m x 2.49m)

Again fully tiled with a modern grey coloured tile, it is

fitted with a four piece white suite comprising of a double ended bath with central taps, a large shower enclosure, a floating wash hand basin and a low flush W/C. a PVC double glazed window, coving, inset spotlighting to the ceiling and a contemporary style towel rail/radiator.

OUTSIDE

The property fronts Old Bawtry Road, with a pleasant more open aspect to the front, there is a lawned garden with fencing to the perimeters, a young Beech hedge along the front, and a pathway giving access to the front door. The garage is located to the rear with access off Silverwood Court.

GARAGE

This has an electric remote door, light is laid on and there is external power.

REAR GARDEN

The rear garden is enclosed with walling and fencing to the perimeters, there is a block paved patio and sitting area extending across the rear elevation and a flat level lawn.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

PROPERTY - The property was built by Mell Homes approximately 2 years ago and therefore the NHBC is still available.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band F.

BROADBAND - Ultrafast broadband is available, with download speeds of up to 1000 mbps and upload

speeds of up to 220 mbps.


MOBILE COVERAGE - Coverage is available via EE, Three and 02.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

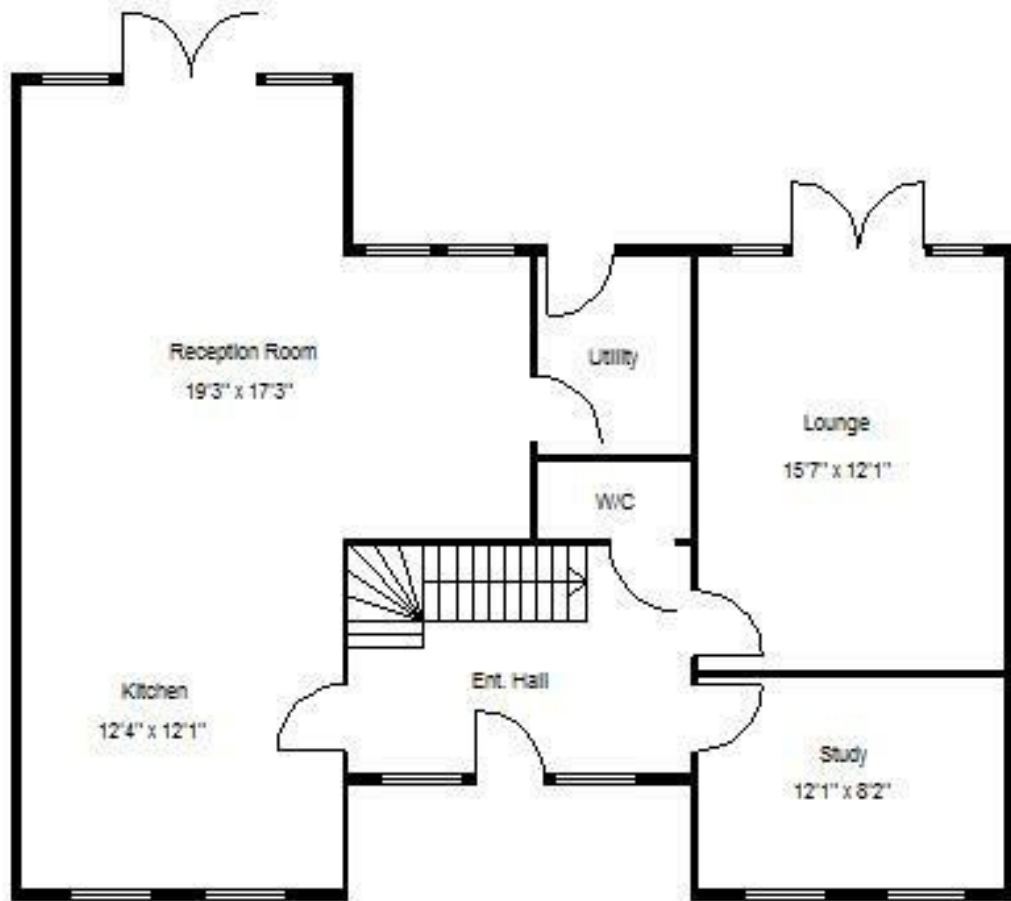
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

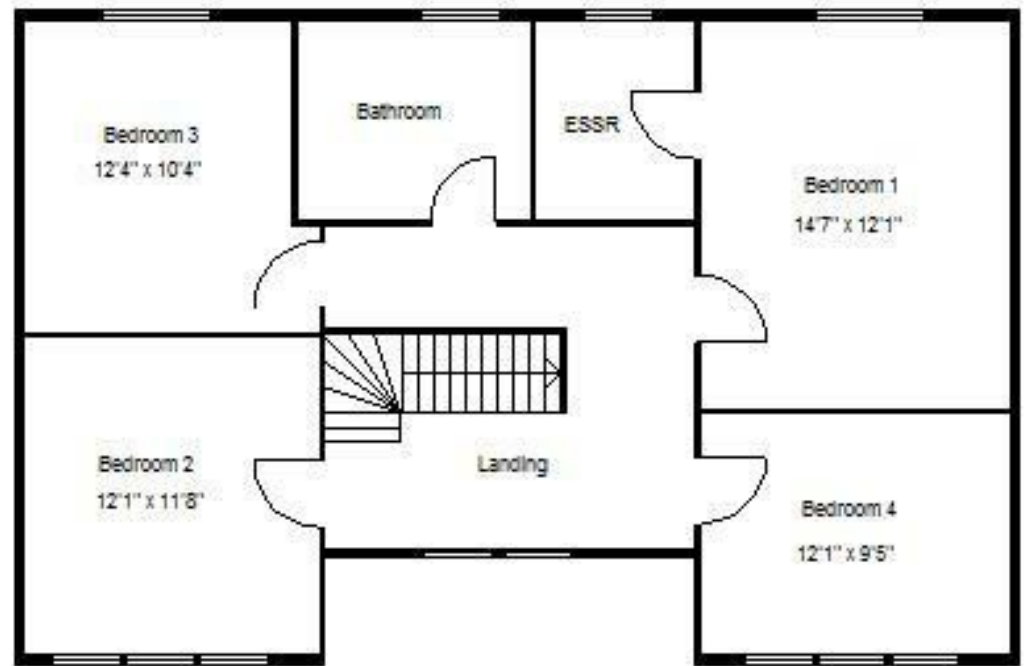
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Ground Floor



First Floor



