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Ivatt Close, Bawtry, Doncaster, DN10 6QF  
Asking Price £245,000

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**INTERNAL VIEWING A MUST / GORGEOUS EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE / ABSOLUTELY STUNNING INTERIOR / UPDATED KITCHEN AND BATHROOMS / QUIET CUL DE SAC / NO CHAIN //**  
Located on this desirable estate within Bawtry, a gorgeous, extended 3 bedroom semi-detached house. Renovated to an exceptionally high standard with a gorgeous new interior, creating a perfect family home. Gas central heating via a combination type boiler, PVC double glazing and it briefly comprises; Entrance hall into a spacious open plan lounge and dining room, large updated breakfast kitchen, inner lobby and a ground floor W/C. First floor landing, 3 bedrooms ( 2 doubles and a single), beautiful new bathroom with shower and the added bonus of a staircase up to a boarded storage loft with window. Landscaped gardens, ample parking to the front, newly turfed rear garden. Lovely location with access to Bawtry's bustling centre including shops, deli's, eateries etc. NO UPWARD CHAIN.

**ACCOMMODATION**

A PVC double glazed entrance door leads into the entrance hall.

**ENTRANCE HALLWAY**

This has solid wood flooring, PVC double glazed window, ceiling light and opens into a beautiful open plan living/dining room.

**OPEN PLAN LOUNGE & DINING ROOM**

**17'2 x 7'5 (5.23m x 2.26m)**  
It has a bright airy feel with one PVC double glazed window to the front and rear elevations including two double glazed double opening doors. There is a continuation of solid flooring, a feature central fireplace with gas fire inset, two ceiling lights, two central heating radiators and a door which gives access to the first floor accommodation.

**EXTENDED BREAKFAST KITCHEN**

**18'4 x 16'5 (5.59m x 5.00m)**  
This has been updated with a range of modern high and low level handle less style white gloss cabinet doors, a contrasting oak work surface with single drainer stainless steel sink, deep recess suitable for range style cooker with extractor hood over, double panel central heating radiator. There is space and plumbing for a dishwasher, the work surface extends to provide a breakfast bar. There is a deep recess suitable for an American style fridge freezer, tiled flooring, two PVC double glazed windows and a set of PVC double glazed double opening doors which lead out onto the rear garden.

**INNER LOBBY**

From here there is a door into the garage and door to ground floor WC.

**GROUND FLOOR W/C**

This is fitted with a modern two piece white suite comprising of wash basin inset into vanity unit, low flush WC, contemporary style towel rail/radiator, modern tiling to the walls, coordinating floor tiles, inset spot lighting to the ceiling and an extractor fan.

**FIRST FLOOR LANDING**

There is a PVC double glazed window to the side, a double panel central heating radiator, ceiling light, smoke alarm and doors to the bedrooms and bathroom. From here there is a staircase which gives access up into a storage loft where there is a window, it has been fully boarded and lined and power and lights added making it simple and easy storage.

**BEDROOM 1 FRONT**

**13'7 x 9'7 (4.14m x 2.92m)**  
A large double bedroom which has a broad PVC double glazed window to the front, central heating radiator, ceiling light, coving.

**BEDROOM 2 REAR**

**9'7 x 6'6 (2.92m x 1.98m)**  
A good sized second double bedroom, it has a PVC double glazed window to the rear, central heating radiator, large built-in wardrobe and storage area.

**BEDROOM 3**

**10'3 x 7'4 (3.12m x 2.24m)**  
This has a PVC double glazed window to the front, central heating radiator, central ceiling light.

**HOUSE BATHROOM**

Beautifully finished with a smart white suite that comprises of a panel bath with shower over including glazed shower screen, decorative tiling, pedestal wash hand basin, low flush WC, contemporary style towel rail/radiator, PVC double glazed window, central ceiling light.

**OUTSIDE**

To the front of the property there is a concrete paved driveway which provides car standing with additional pebbled area to the side for additional car parking if required.

**REAR GARDEN**

This is nicely enclosed with concrete post and timber fencing to the perimeters, it has a paved patio and seating area which extends across the rear elevation and a newly turfed lawn, several ornamental trees and a useful garden store.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. There eight new windows fitted to the main dwelling 2025. The extension and loft windows are older PVC units.

HEATING - Gas radiator central heating. Age of boiler 2022. Last serviced 2025

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx mbps.

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

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.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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