



**Yew Tree Drive, Bawtry DONCASTER DN10 6LH**



**welcome to**

**Yew Tree Drive, Bawtry DONCASTER**

WELL PRESENTED and spacious EXTENDED DETACHED BUNGALOW occupying an ENVIABLE POSITION in popular Bawtry. This fantastic home offers HUGE POTENTIAL and must be viewed to appreciate the accommodation available. Call to arrange your viewing today!



## **Accommodation**

### **Entrance Porch**

An open front facing porch leading to the main entrance door.

### **Entrance Hall**

A welcoming entrance hall having an obscure glass front door and window and central heating radiator.

### **Lounge**

17' 10" x 13' 2" Maximum ( 5.44m x 4.01m Maximum )  
A spacious lounge with front facing double glazed window, wall mounted gas fire, coving to the ceiling and central heating radiator.

### **Dining Room**

16' 3" x 11' Maximum ( 4.95m x 3.35m Maximum )  
A light and bright second reception room with rear facing double glazed window and sliding patio doors giving access to the garden. Dining room has two useful built in cupboards one of which houses the boiler, two central heating radiators, coving to the ceiling and laminate flooring.

### **Kitchen**

19' 3" x 8' 8" Maximum ( 5.87m x 2.64m Maximum )  
Kitchen has a range of fitted wall and base units incorporating a built in oven, grill and hob, double sink and drainer, plumbing for a washing machine and space for a fridge freezer. There are front and side facing double glazed windows and central heating radiator. A split stable style entrance door gives access to the side of the bungalow and drive.

### **Bedroom One**

12' 10" x 9' 10" Maximum ( 3.91m x 3.00m Maximum )  
Double bedroom having a front facing double glazed window, central heating radiator, coving to the ceiling and fitted wardrobes.

### **Bedroom Two**

10' 10" Plus Fitted Wardrobes x 7' 11" ( 3.30m Plus Fitted Wardrobes x 2.41m )  
Double bedroom with rear facing double glazed window, fitted wardrobes and central heating radiator.

### **Bedroom Three**

9' 10" x 7' 8" ( 3.00m x 2.34m )  
Single bedroom with side facing double glazed window, central heating radiator and built in cupboards.

### **Bathroom**

Fitted with a two piece suite of bath with shower over, wash hand basin and having a rear facing double glazed window with obscure glass, tiling to the walls and central heating radiator with heated towel rail over.

### **Wc**

Separate to the bathroom and fitted with a low level flush WC, wash hand basin and having a rear facing window with obscure glass. The loft space can also be accessed from this room.

### **Externally**

This property has an enviable position at the end of a cul-de-sac in a slightly elevated position. The front garden is mainly laid to lawn with hedging to one side of the boundary and a low level wall to the other. Steps rise to the front entrance door with outside lighting for convenience. The drive provides ample off road parking and leads to the carport and single garage. To the rear of the property is generous size garden with mature plants and shrubs, patio area, lawn and outside tap. The garden is well maintained and private.

### **Garage**

17' 2" x 8' 10" extending to 11' 11" ( 5.23m x 2.69m extending to 3.63m )  
Having an up and over door, window, pedestrian access door. power and light connected.



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## Yew Tree Drive, Bawtry DONCASTER

- Extended Detached Bungalow
- Three Bedrooms
- Lovely Views
- Ample Off Road Parking
- Garage

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY106882 - 0004

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