



**Melton Cottage Church Street, Bawtry Doncaster DN10 6HU**



**welcome to**

**Melton Cottage Church Street, Bawtry Doncaster**

Located in the heart of beautiful BAWTRY, with OFF STREET PARKING & PRIVATE SECLUDED GARDEN. Delightful Cottage with STUNNING CHARACTER FEATURES which has undergone renovation by the vendor to a high standard, ready to move straight in a lovely home or lock up and leave if needed!



## Ground Floor Accommodation

### Entrance Porch

Accessed via a side facing entrance door and constructed of brick and wood. The entrance porch has single glazed windows and tiled flooring.

### Entrance Hall

Having a central heating radiator, spotlights to the ceiling and useful storage cupboard. Entrance hall houses the stairs to the first floor accommodation having useful under stairs storage area and is open to the Kitchen.

### Lounge

22' 10" MAX x 14' 11" ( 6.96m MAX x 4.55m )

A generous size but cosy main reception room having two side facing and two front facing double glazed windows, character beams to the ceiling, two central heating radiators and a multi fuel burner inset to an exposed brick chimney breast.

### Kitchen

Irregular Shaped Room 23' 1" + door recess x 7' 7" extending to 8'08 ( 7.04m + door recess x 2.31m)

Open plan to the hall, modern and spacious kitchen is fitted with a range of wall and base units incorporating a double butler sink, waste disposal unit, space for an American style fridge freezer, range cooker, dishwasher and washing machine. Kitchen has spotlights to the ceiling, a central heating radiator, side facing stable door and side facing double glazed French doors. There is also a side facing double glazed window and large rear facing double glazed window creating a light and bright space.

### Shower Room

Ground floor shower room has a WC, shower with a glass screen, wash hand basin, heated towel rail and a useful built in cupboard housing the boiler. Shower room has under floor heating, spotlights to the ceiling and a side facing double glazed window with obscure glass.

## First Floor Accommodation

### Landing

Provides access to the loft via ladders. Landing area has a central heating radiator and spotlights.

### Bedroom One

15' 4" MAX x 13' ( 4.67m MAX x 3.96m )

Double bedroom having a front and side facing double glazed window, central heating radiator and spotlights to the ceiling.

### Bedroom Two

15' 2" MAX x 9' 4" MAX ( 4.62m MAX x 2.84m MAX )

Double bedroom having a central heating radiator, front facing double glazed window and spotlights to the ceiling.

### Bedroom Three

13' x 12' 3" ( 3.96m x 3.73m )

Double bedroom having a side facing double glazed window, central heating radiator, spotlights and built in storage cupboard.

### Study

7' 9" x 5' 8" ( 2.36m x 1.73m )

Having a side facing double glazed window, central heating radiator, spotlights and a built in cupboard which houses the mega flow water tank.

### Bathroom

10' 4" x 8' 8" ( 3.15m x 2.64m )

Family bathroom fitted with a four piece suite comprising a roll top bath, shower, WC and wash hand basin incorporating a vanity unit. Bathroom has a heated towel rail, spotlights to the ceiling and under floor heating along with a rear facing double glazed window with obscure glass.

## External

To the front of the property is a narrow border of plants and shrubs, pedestrian access gate to one side and tall double gates for vehicular access to the other. Beyond the gates is a block paved patio area and driveway for off street parking complete with electric car charger point. Steps lead up to the elevated rear garden having gated access. The rear garden has a lawned area with well stocked borders and is enclosed by a mixture of timber fencing and brick built wall. The property also has wrap around pedestrian access.

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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## Melton Cottage Church Street, Bawtry Doncaster

- Detached Character Cottage
- Central Bawtry Location
- Deceptively Spacious Accommodation
- Three Double Bedrooms
- Open Plan Dining Kitchen

Tenure: Freehold EPC Rating: D

offers in the region of

**£430,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY106932 - 0008

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