



Eshton Rise, Bawtry Doncaster DN10 6XN

welcome to

Eshton Rise, Bawtry Doncaster

BEAUTIFULLY presented detached house available on the popular 'Kingswood' estate of Bawtry. TWO reception rooms, study, FOUR bedrooms, CONSERVATORY and DOUBLE garage. A must see property.



Ground Floor Accommodation

Entrance Hall

Accessed via a front facing main entrance door and housing the stairs to the first floor landing. Central heating radiator and spotlights to the ceiling.

Cloakroom

Fitted with a wash hand basin and WC. Side facing double glazed window with obscure glass, heated towel rail, tiling to the floor.

Study

6' 10" x 6' 5" (2.08m x 1.96m)

Office having front facing double glazed window, central heating radiator and coving to the ceiling.

Lounge

14' + bay x 13' 8" (4.27m + bay x 4.17m)

Spacious and bright main reception room with front facing bay window. Coving and spotlights to the ceiling, central heating radiator.

Kitchen

16' 6" x 8' 9" (5.03m x 2.67m)

Stylish modern fitted kitchen comprising a range of wall and base units, complimentary worktops with inset stainless steel 1 1/2 bowl sink and drainer. Kitchen benefits from built in appliances including dishwasher, fridge/freezer, oven and hob with extractor fan over. Rear facing double glazed window, spotlights and coving to the ceiling and entrance door to the conservatory.

Dining Room

10' 8" x 8' 9" (3.25m x 2.67m)

Second reception room situated next to the kitchen with French doors out to the rear garden. Coving to the ceiling and central heating radiator.

Utility Room

7' x 5' 6" (2.13m x 1.68m)

Utility room with base unit and inset stainless steel sink, wall mounted boiler and plumbing for a washing machine. Main entrance door and central heating radiator.

Conservatory

11' 5" x 10' 6" (3.48m x 3.20m)

Conservatory overlooking the rear garden, constructed of low level brick and Upvc and having French doors.

First Floor Accommodation

Landing

Landing providing access to the bedrooms and bathroom. Loft access and spotlights to the ceiling.

Bedroom One

14' 1" x 12' 10" (4.29m x 3.91m)

Double bedroom having en-suite facilities, central heating radiator and coving to the ceiling.

En-Suite

Modern en-suite comprising of walk in shower, WC and vanity basin. Front facing double glazed window with obscure glass, heated towel rail and spotlight to the ceiling.

Bedroom Two

11' 2" x 9' 2" + wardrobes (3.40m x 2.79m + wardrobes)

Double bedroom having built in cupboards and a rear facing double glazed window. Central heating radiator and coving to the ceiling.

Bedroom Three

10' 8" + wardrobes x 9' 9" (3.25m + wardrobes x 2.97m)

Double bedroom having built in wardrobes and front facing double glazed window. Central heating radiator and coving to the ceiling.

Bedroom Four

9' 11" x 6' 9" (3.02m x 2.06m)

Generous fourth bedroom currently being used as a dressing room with an excellent range of built in shelving and hanging rails. Rear facing double glazed window and central heating radiator.

Bathroom

Bathroom fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Rear facing double glazed window with obscure glass, central heating radiator, heated towel rail, fitted vanity units.

Externally

Situated at the end of a cul-de-sac and having off road parking for two cars, double garage and paved front garden with low level brick built wall and side pedestrian access. To the rear of the property is an enclosed garden mainly laid to lawn with paved seating area and smart railings.

Garage

17' 7" x 17' 1" (5.36m x 5.21m)

Power and light connected.



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Eshton Rise, Bawtry Doncaster

- Detached House
- Finished to a High Standard of Decoration
- Two Reception Rooms & Study
- Four Bedrooms
- Off Road Parking & Double Garage

Tenure: Freehold EPC Rating: D

offers over

£410,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107084 - 0004

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