



**Sycamore Crescent, Bawtry Doncaster DN10 6LE**





**welcome to**

**Sycamore Crescent, Bawtry Doncaster**

OPEN DAY COMING SOON - CALL TO BOOK YOUR TIME - Ready to move straight in, this extremely well-presented detached bungalow offers light and bright accommodation along with a good sized garden plot, garage and parking.



## Overview

Located in one of Bawtry's most popular areas within walking distance to the centre with a wide range of shops. Many bungalows on the street have had alterations with loft conversions, extensions to the existing properties (subject to usual planning). There is lots of scope on offer with this well presented home.

## Entrance Hall

Having a covered entrance area with a side facing composite entrance door, central heating radiator and access to the loft.

## Lounge

20' 11" x 10' 9" ( 6.38m x 3.28m )

Good sized main reception room with a light and bright aspect via the double glazed window looking out on the garden. Central heating radiator, tv aerial and space for a gas fire if required.

## Kitchen

14' 10" x 8' 10" ( 4.52m x 2.69m )

Having a substantial range of units to both wall and base, newly fitted oven & hob and an extractor fan above. Plumbing for a washing machine, central heating boiler concealed behind a unit and a door leading through to the rear lobby. Recessed lights to the ceiling, double glazed windows to both the front and rear giving views of the garden, stainless steel sink unit and drainer.

## Rear Lobby

Useful space for boots and shoes when leaving the garden, door leading to the side of the property and second door into the kitchen.

## Bedroom One

11' x 12' 8" ( 3.35m x 3.86m )

Double bedroom with a rear facing double glazed window and a central heating radiator.

## Bedroom Two

8' 2" x 7' 9" ( 2.49m x 2.36m )

With both side and rear facing double glazed windows and a central heating radiator.

## Bedroom Three Or Dining Room

8' 2" x 7' 9" ( 2.49m x 2.36m )

With a side facing double glazed window and a central heating radiator.

## Bathroom

Modern suite comprising of a vanity basin, low flush wc and a bath with a mains fed shower above. Side facing obscured window and a central heating radiator.

## External

Good sized plot with a block paved driveway to the front elevation and leading down to the garage. Garage has an up and over door and lighting. Mature gardens to the front elevation with lawn and shrubs, gated to the side leading to the rear of the plot.

At the rear there is a really good sized garden which is majority lawned and a paved seating area close to the house. There is ample space to extend as others have done in the area, subject to the usual planning that may be required.

## Workshop/ Outbuilding

Brick built outbuilding, very versatile, great for a workshop or for an area to work from home if needed. Power and lighting and three windows making it a light space to enable various uses.

## Agents Note

Currently, the vendors' details do not match the Registered Title at Land registry. please ask the branch for more details.



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## Sycamore Crescent, Bawtry Doncaster

- REDUCED FOR OPEN DAY - CALL FOR DETAILS
- Detached Bungalow, Spacious Lounge
- Modern Kitchen & New Bathroom, Three Bedrooms
- Recently Rewired, Decorated & Carpeted
- Garage & Useful Outbuilding at the Rear

Tenure: Freehold EPC Rating: D

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107105 - 0010

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william h brown



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



[williamhbrown.co.uk](http://williamhbrown.co.uk)