



**Fairfield Bawtry Road, Austerfield Doncaster DN10 6QW**

**welcome to**

**Fairfield Bawtry Road, Austerfield Doncaster**

Well-presented three DOUBLE BEDROOMS detached house located in the popular village of Austerfield, offering versatile accommodation including TWO RECEPTION ROOMS & GARDEN ROOM. Fenced garden, stunning views, ample off road parking and GARAGE.



## Ground Floor Accommodation

### Entrance Hall

Accessed via a side facing main entrance door and housing the stairs to the first floor landing and central heating radiator.

### Utility One

Located off the entrance hall and under the stairs. Housing the combi boiler and having space for a washing machine. Work top space and spot lights to the ceiling.

### Utility Two

8' 5" x 4' 8" ( 2.57m x 1.42m )

Second utility area off the hallway having wall and base units, space for a fridge and spotlights to the ceiling.

### Lounge

14' 4" x 11' 6" MAX ( 4.37m x 3.51m MAX )

Main reception room beautifully decorated with panelling to the walls and a multi fuel burner inset to the chimney breast. Having coving to the ceiling, central heating radiator and front facing double glazed window.

### Second Reception Room

11' x 10' 2" + Recess ( 3.35m x 3.10m + Recess )

Currently used as a study this cosy second reception room offers a front facing double glazed window, feature fireplace, coving to the ceiling and central heating radiator.

### Kitchen

11' x 8' 6" ( 3.35m x 2.59m )

Kitchen fitted with a range of wall and base units, complimentary work tops, splash back tiling and inset sink and drainer. Benefiting from integrated appliances including dishwasher, fridge, gas hob and double oven. Rear facing double glazed window and tiling to the floor.

## Shower Room

Downstairs shower room comprising shower cubicle with mains shower, WC and wash hand basin. Rear facing double glazed window with obscure glass, central heating radiator, tiled flooring and spotlights to the ceiling.

## Garden Room

12' MAX x 9' 8" extending to 15' 7" MAX ( 3.66m MAX x 2.95m extending to 4.75m MAX )

Spacious, light and bright garden room constructed of Upvc and low level brick wall, double glazed windows and having an insulated roof, central heating radiator and tiling to the floor.

## First Floor Accommodation

### Landing

Side facing double glazed window.

### Bedroom One

11' 6" MAX x 11' ( 3.51m MAX x 3.35m )

Double bedroom with front facing double glazed window, built in wardrobes and stylish panelling to one feature wall. Coving to the ceiling and central heating radiator.

### Bedroom Two

10' 11" x 10' 2" + Recess ( 3.33m x 3.10m + Recess )

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

### Bedroom Three

11' x 8' 5" Reduced head height ( 3.35m x 2.57m Reduced head height )

Double bedroom with rear facing double glazed window, central heating radiator and feature panelling to two walls.

## Bathroom

Modern bathroom comprising bath with shower attachment, WC and vanity wash hand basin. Skylight, modern radiator with towel warmer. part tiled walls and spot lights to the ceiling.

## External

The property is set back from the road behind hedging offering privacy from the road. There is a driveway leading to the detached garage providing off road parking and additional parking in front of the house itself. The rear garden is fully enclosed by timber fencing and is neat and tidy with artificial grass lawn and decked seating area.

## Garage

24' 5" MAX x 11' 5" MAX ( 7.44m MAX x 3.48m MAX )

Detached brick built garage with power and light and having a side facing courtesy door.



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## Fairfield Bawtry Road, Austerfield Doncaster

- Lovely Detached House
- Stunning Views
- Two Reception Rooms & Garden Room
- Three Double Bedrooms
- Bathroom & Downstairs Shower Room

Tenure: Freehold EPC Rating: D

offers in the region of

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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