



**Russet Grove, Bawtry Doncaster DN10 6RN**

**welcome to**

**Russet Grove, Bawtry Doncaster**

Well-presented DETACHED house with FOUR BEDROOMS, OFF ROAD PARKING, GARAGE and GARDEN. Great LOCATION for Bawtry's vast array of amenities. Viewing highly recommended.



## Ground Floor Accommodation

### Entrance Hall

Fitted with a central heating radiator and having coving to the ceiling.

### Cloakroom

Fitted with a WC and vanity basin. Front facing double glazed window with obscure glass, central heating radiator and part tiled walls.

### Lounge

25' 1" x 10' 11" MAX ( 7.65m x 3.33m MAX )  
Main reception room having a front facing double glazed window, coving to the ceiling, two central heating radiators and rear facing French doors.

### Kitchen

14' 11" x 8' 3" ( 4.55m x 2.51m )  
Fitted kitchen comprising a range of wall and base units, ample worktop space and inset stainless steel sink and drainer. Benefiting from built in fridge freezer, washing machine and dishwasher, gas hob and electric oven Having a main entrance door, rear facing double glazed window, spotlights to the ceiling, central heating radiator and part tiled walls.

## First Floor Accommodation

### Landing

Storage cupboard, loft access and a central heating radiator. Additional storage cupboard over the stairs.

### Bedroom One

11' 8" x 11' 4" ( 3.56m x 3.45m )  
Double bedroom with rear facing double glazed window and a central heating radiator.

### En Suite

En-suite to bedroom one comprising shower cubicle with a mains shower, WC and wash hand basin. Rear facing doubled glazed window with obscure glass, tiled flooring and walls, spotlights to the ceiling and heated towel rail.

### Bedroom Two

13' 2" x 8' 10" + door recess ( 4.01m x 2.69m + door recess )  
Double bedroom having a front facing double glazed window and central heating radiator.

### Bedroom Three

12' 10" Max x 8' 3" ( 3.91m Max x 2.51m )  
Double bedroom with front facing double glazed window and a central heating radiator.

### Bedroom Four

9' x 7' 2" less bulkhead ( 2.74m x 2.18m less bulkhead )  
Single bedroom with front facing doubled glazed window and central heating radiator.

### Bathroom

8' 3" x 6' ( 2.51m x 1.83m )  
Main bathroom comprising bath with shower overhead, WC and wash hand basin. Having a rear facing doubled glazed window with obscure glass, tiled floor and walls, heated towel rail and spotlights to the ceiling.

## External

To the front of the property is a block paved driveway providing off road parking and small garden area. The rear garden is enclosed with a variety of plants and shrubs and has a lawned area surrounded by feature block paving, decked seating area with pergola, outside tap and power socket.

## Garage

16' 5" x 8' 1" ( 5.00m x 2.46m )  
Having a roller door and power and lighting



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welcome to

## Russet Grove, Bawtry Doncaster

- Well Presented Detached House
- Spacious Living/Dining Room
- Four Bedrooms
- Attractive Garden
- Off Road parking and Garage

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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Property Ref:  
BWY107182 - 0007

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