

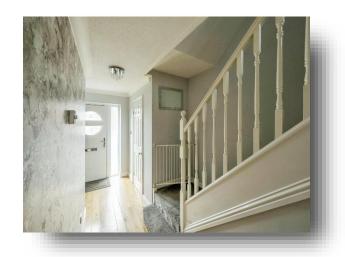




## welcome to

# **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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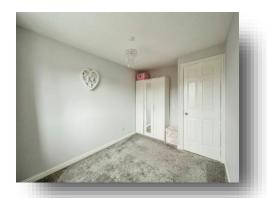
## **Russet Grove, Bawtry Doncaster**

- 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

view this property online williamhbrown.co.uk/Property/BWY107182



Property Ref: BWY107182 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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