



**Eshton Rise, Bawtry Doncaster DN10 6XN**



**welcome to**

**Eshton Rise, Bawtry Doncaster**

WELL PRESENTED detached house on the popular 'Kingswood Estate' in Bawtry. Benefiting from spacious accommodation including FIVE BEDROOMS and TWO EN-SUITE'S plus DRIVE, GARAGE and GARDENS. Viewing highly recommended.



## Ground Floor Accommodation

### Entrance Hall

Accessed via a front facing main entrance door and having central heating radiator, tiled flooring and spotlights and coving to the ceiling.

### Lounge/Dining Room

#### Lounge

18' x 10' 10" ( 5.49m x 3.30m )

Open plan to the dining room and having a front facing double glazed window and fireplace with inset gas fire. Central heating radiator, coving and spotlights to the ceiling.

### Dining Area

11' 8" x 9' 3" ( 3.56m x 2.82m )

Dining area with French doors leading out to the rear garden. Central heating radiator, spot lights and coving to the ceiling.

### Kitchen

17' x 9' ( 5.18m x 2.74m )

Attractive modern kitchen fitted with a range of white gloss wall and base units with complimentary worktops, splashback tiling and 1 1/2 bowl sink and drainer. Benefiting from integrated appliances including microwave, double oven and hob with extractor fan over. Rear facing double glazed window and French doors, two central heating radiators, breakfast bar and tiling to the floor.

### Utility Room

8' 7" x 5' 1" ( 2.62m x 1.55m )

Fitted with wall and base units, worktop above and having space for a dishwasher and washing machine. Side facing entrance door and tiled flooring.

## First Floor Accommodation

### Landing

Providing access to all first floor bedrooms and bathroom and having loft access with ladder and central heating radiator.

### Bedroom One

12' x 8' 11" plus wardrobes ( 3.66m x 2.72m plus wardrobes )

Double bedroom benefiting from built in wardrobes and having a front facing double glazed window and central heating radiator.

### En-Suite

En-suite facilities to bedroom one comprising of walk in shower, vanity basin and wc. heated towel rail and mirror, spotlights to the ceiling and tiled floor.

### Bedroom Two

11' 3" x 10' 8" ( 3.43m x 3.25m )

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

### En-Suite

Fitted with a walk in shower, vanity wash hand basin and wc. Tiled walls, heated towel rail and spotlights to the ceiling.

### Bedroom Three

14' 8" plus recess x 8' 1" plus recess ( 4.47m plus recess x 2.46m plus recess )

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

### Bedroom Four

11' 5" x 6' 10" ( 3.48m x 2.08m )

Single bedroom having a rear facing double glazed window, central heating radiator and spot lights to the ceiling.

## Bedroom Five

8' 8" x 6' 4" ( 2.64m x 1.93m )

Single bedroom with front facing double glazed window, central heating radiator and spot lights to the ceiling.

## Bathroom

Modern bathroom fitted with bath, vanity wash hand basin and wc. Rear facing double glazed window with obscure glass, central heating radiator and spotlights to the ceiling.

## External

Open plan to the front of the property with off road parking for two cars, small graveled garden area and single garage. Gated pedestrian access leads to the beautifully designed rear garden having a paved seating area with pergola, external power points, lighting and outside tap. Graveled borders with a variety of plants and shrubs and steps leading down to the artificial lawn and second paved area. The garden is enclosed by timber fencing and offers a high degree of privacy.

## Garage

17' 3" max x 8' 5" ( 5.26m max x 2.57m )

Single garage with electric garage door.



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## Eshton Rise, Bawtry Doncaster

- Beautifully Presented Detached House
- Popular Area
- Spacious Lounge/Dining Room
- Modern Kitchen
- Council Tax Band E

Tenure: Freehold EPC Rating: C

offers in the region of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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