



**School Walk, Bawtry Doncaster DN10 6HP**

**welcome to**

**School Walk, Bawtry Doncaster**

Delightful character cottage with a short walk to all the amenities that Bawtry has to offer. The cottage has the huge advantage of off street parking in addition to the spacious lounge and dining room and modern kitchen. Must be viewed to appreciate the accommodation on offer.



## Ground Floor Accommodation

### Lounge / Dining Room

23' 3" + opening x 14' 1" narrowing to 9'05" ( 7.09m + opening x 4.29m narrowing to 9'05" )

Light and airy main living space with a front facing window allowing in the light, open plan to the dining room and towards the rear of the property. Two contemporary style central heating radiators, spotlights from the ceiling and a useful storage cupboard housing the boiler. There is a door leading to the stairs and up to the first floor.

### Kitchen

7' +dr recess x 13' 4" ( 2.13m +dr recess x 4.06m )

Fitted with a modern range of wall and base units and worktops this open plan kitchen is fitted with a built in oven and hob with an extractor fan above, one and a half bowl inset stainless steel sink unit and drainer, there is a central heating radiator, tiled splashbacks, double glazed french doors to the garden, spotlights from the ceiling and two sky lights.

## First Floor Accommodation

### Landing

Side facing window and a central heating radiator.

### Bedroom One

12' 1" x 10' 11" max ( 3.68m x 3.33m max )

Double bedroom with built in storage cupboard. Having loft access, rear facing double glazed window and central heating radiator.

### Bedroom Two

11' x 8' 11" ( 3.35m x 2.72m )

Second bedroom having a front facing double glazed window and a central heating radiator.

### Bathroom

Fitted with a modern suite this bathroom has a side facing obscured window and comprises of a bath with an electric shower above, low flush wc and a wash hand basin, there is a heated towel rail, tiled flooring and spotlights to the ceiling.

## External

Sitting to the rear of the property the garden is fully enclosed and is mainly lawned. There is a useful garden shed and gate to the driveway, the garden also benefits from a variety of plants and shrubs.



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## School Walk, Bawtry Doncaster

- Beautiful character cottage
- TWO double bedrooms
- Sought after location.
- Council tax band A
- Open plan living space

Tenure: Freehold EPC Rating: Awaited

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107324 - 0003

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