



**Gresley Avenue, Bawtry Doncaster DN10 6QQ**

**welcome to**

**Gresley Avenue, Bawtry Doncaster**

Well presented THREE bedroom semi-detached home in the sought after location of Bawtry. Benefiting from DRIVE, GARAGE AND OUTBUILDING/STORE. Viewing highly recommended to appreciate the accommodation on offer here.



## Ground Floor Accommodation

### Entrance Lobby

### Lounge/Dining Room

25' x 12' 1" narrowing to 8' ( 7.62m x 3.68m narrowing to 2.44m )

Light and bright lounge/dining room having rear facing French doors, a front facing double glazed window, wall lights, coving to the ceiling and a central heating radiator.

### Kitchen

13' 1" x 10' 3" extending to 11' 4" ( 3.99m x 3.12m extending to 3.45m )

Extended kitchen having a range of wall and base units, complimentary worktops and benefiting from a built in oven and gas hob with extractor fan over. There is a useful under stairs cupboard, space for a washing machine, tumble dryer and fridge freezer. Tiling to the floor, two rear facing double glazed windows and a rear facing entrance door.

## First Floor Accommodation

### Landing

Having a side facing double glazed window, central heating radiator and loft access

### Bedroom One

13' 5" x 9' 5" ( 4.09m x 2.87m )

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

### Bedroom Two

11' 2" x 9' 8" ( 3.40m x 2.95m )

Double bedroom having a rear facing double glazed window and a central heating radiator

### Bedroom Three

8' 9" x 7' 1" ( 2.67m x 2.16m )

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

### Bathroom

Modern family bathroom having a bath with shower attachment, wash hand basin and a low flush WC, Fully tiled to the wall and floor, a rear facing double glazed window with obscure glass. The bathroom also benefits from a heated towel rail and spotlights to the ceiling.

## External

To the front of the property is a low maintenance pebbled garden and driveway leading to the garage. To the rear of the property is an attractive enclosed garden, mainly laid to lawn with a raised decked seating area. The rear garden benefits from an outside tap and well stocked borders.

## Outbuilding

Generous size brick built outbuilding and store situated in the rear garden, suitable for a variety of uses.

## Garage

16' 11" x 7' 2" plus recess ( 5.16m x 2.18m plus recess )  
With electric garage door and courtesy door to rear.

## Agents Note

We recommend any prospective purchaser ensures the garage is wide enough for their individual needs if vehicle access is required.



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welcome to

## Gresley Avenue, Bawtry Doncaster

- Beautiful Semi-Detached Home
- Sought After Village Location
- Three Bedrooms
- Council Tax Band B
- Extended Kitchen

Tenure: Freehold EPC Rating: C

# £197,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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