

Sandbeck Court, Bawtry Doncaster DN10 6XP



welcome to

Sandbeck Court, Bawtry Doncaster

Available with NO ONWARD CHAIN is this spacious and WELL PRESENTED DETACHED FAMILY HOME located to the sought after KINGSWOOD ESTATE in popular market town BAWTRY. Benefiting from EXTENDED ground floor accommodation, FOUR DOUBLE BEDROOMS, OFF ROAD PARKING and GARAGE.













Ground Floor Accommodation

Entrance Hall

Accessed via a front facing door, entrance hall has laminate flooring, a central heating radiator and coving to the ceiling.

Cloakroom

Having a wc, wash hand basin, central heating radiator and a front facing double glazed window with obscure glass.

Lounge

23' plus door recess x 8' extending to 12' 2" (7.01m plus door recess x 2.44m extending to 3.71m) Spacious reception room having patio doors, two central heating radiators, an electric fire with a modern surround, a double glazed window and coving to the ceiling.

Dining Room

14' 5" plus bay x 8' 11" extending to 12' 5" (4.39m plus bay x 2.72m extending to 3.78m) Dining room having a front facing double glazed window, two contral boating radiators and coving to

window, two central heating radiators and coving to the ceiling.

Kitchen

11' 2" max x 9' 1" extending to 16' 4" (3.40m max x 2.77m extending to 4.98m)

Fitted with a range of modern wall and base units with inset sink and drainer and having an integrated gas hob and electric oven plus space for a fridge. Kitchen has laminate flooring and spotlights to the ceiling.

Dining Area

15' 8" x 10' 7" (4.78m x 3.23m)

Extended to the rear of the property creating a lovely reception area having French doors, two side facing and two rear facing double glazed windows, two central heating radiators, laminate flooring and spotlights to the ceiling.

Utility Room

5' 3" x 7' 7" (1.60m x 2.31m) Fitted with wall and base units having plumbing for a washing machine, laminate flooring and a central heating radiator.

First Floor Accommodation

Bedroom One

11' 11" x 8' 10" plus wardrobe (3.63m x 2.69m plus wardrobe)

Double bedroom having a rear facing double glazed window and fitted wardrobes to one wall.

En-Suite

En-suite to master bedroom having a shower within a cubicle, wash hand basin, w/c, central heating radiator, spotlights to the ceiling and a side facing double glazed window with obscure glass.

Bedroom Two

14' 10" x 8' 6" Max (4.52m x 2.59m Max) Double bedroom having a front facing double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

11' 8" plus wardrobe x 8' 6" (3.56m plus wardrobe x 2.59m)

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

Bedroom Four

11' 3" Max x 9' 3" (3.43m Max x 2.82m) Double bedroom having a front facing double glazed window and a central heating radiator.

Bathroom

Family bathroom fitted with a bath, wash hand basin and w/c. Having a front facing double glazed window with obscure glass, towel rail, wall unit and spotlights to the ceiling.

External

To the front of the property is a double driveway providing off street parking for upto 2 cars. To the rear of the property is a great sized lawned garden which is enclosed by timber fencing and established hedging. In addition there is a large decked seating area with pergola ideal for entertaining.

Garage

17' 7" x 8' Max (5.36m x 2.44m Max)

Agents Note

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





welcome to

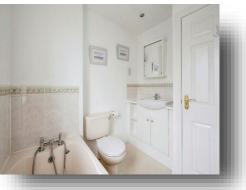
Sandbeck Court, Bawtry Doncaster

- Detached Family Home
- Extended to Rear
- Spacious Living Accommodation
- Four Double Bedrooms
- Great Access to Local Amenities

Tenure: Freehold EPC Rating: D

£375,000





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Property Ref: BWY107377 - 0003 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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