



**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 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.



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## 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

- No Onward Chain, Vacant Possession
- Extended Family Accommodation
- Three Reception Areas, Open Plan Kitchen
- Four Double Bedrooms, Enquite
- Great Access to Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£340,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107377 - 0008

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william h brown



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**