



Binbrook Court, Bawtry Doncaster DN10 6XE



welcome to

Binbrook Court, Bawtry Doncaster

Not to be Missed! STUNNING Detached House offering versatile accommodation, THREE reception rooms, FOUR bedrooms, AMPLE OFF ROAD PARKING and DOUBLE GARAGE. Viewing highly recommended to appreciate the HIGH STANDARD of finish and QUALITY of FITTINGS.



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall having a central heating radiator, coving to the ceiling and housing the stairs to the first floor landing.

Cloakroom

Cloakroom fitted with a wc and vanity wash hand basin. Alarm panel, heated towel rail, shelving and spotlights to the ceiling.

Lounge

20' 7" + bay x 11' 4" (6.27m + bay x 3.45m)

Dual aspect lounge having an inset gas fired stove with hearth and surround. Front facing double glazed window with shutters, coving to the ceiling, two central heating radiators and a feature floor to ceiling window overlooking the garden.

Dining/ Family Room

22' 4" x 10' 10" + recess (6.81m x 3.30m + recess)

Spacious dining room having bifold doors, two central heating radiators, spotlights to the ceiling and a rear facing floor to ceiling window.

Snug

10' 8" x 10' 8" (3.25m x 3.25m)

Third reception room currently used as a snug and having rear French doors, dado rail, coving to the ceiling and a central heating radiator.

Kitchen

12' 10" x 10' 1" extending to 12' 4" + units to one wall (3.91m x 3.07m extending to 3.76m + units to one wall)

Stylish kitchen fitted with an extensive range of wall and base units, stunning complimentary work surfaces and inset sink. Boasting a host of integrated appliances including microwave, oven, five ring hob with extractor fan, wine cooler, warming drawer and dishwasher plus having space for an American Style fridge freezer. The kitchen benefits from under floor heating and breakfast bar. Front facing double glazed window with shutters, spotlights to the ceiling, tiled flooring, under cabinet lighting and a modern radiator.



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First Floor Accommodation

Landing

Having a galleried landing with front facing double glazed window with shutters. Central heating radiator and loft access which is fully boarded and houses the boiler.

Bedroom One

17' 11" + door recess x 15' 10" (5.46m + door recess x 4.83m)

Generous size main bedroom having three rear facing double glazed windows, spotlights to the ceiling and a central heating radiator.

Dressing Area

17' 6" x 10' + opening (5.33m x 3.05m + opening)

Dressing room off the main bedroom having a good range of quality built in wardrobes and drawers, Two front facing double glazed windows with fitted shutters, spotlights to the ceiling and two central heating radiators.

Bedroom Two

12' 1" incl wardrobes x 12' 11" (3.68m incl wardrobes x 3.94m)

Double bedroom having a front facing double glazed window with shutters, a central heating radiator and spotlights to the ceiling.

En Suite

Fitted with a walk in shower, wash hand basin and wc. Spotlights to the ceiling, heated towel rail and being fully tiled.

Bedroom Three

10' 11" x 9' 4" + wardrobes (3.33m x 2.84m + wardrobes)

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

Bedroom Four

11' 6" x 7' 6" (3.51m x 2.29m)

Fourth bedroom fitted with built in wardrobes, having a front facing double glazed window with shutters, spotlights and a central heating radiator. There is a cupboard housing the CCTV.

Family Bathroom

19' 5" x 7' (5.92m x 2.13m)

Large quality family bathroom comprising of a bath, walk in shower, vanity wash hand basin and wc with concealed cistern. Two rear facing double glazed windows with shutters, spotlights to the ceiling, two modern heated towel rails and tiling to the floor and walls.

External

This superb family home is complimented by equally as impressive gardens. To the front of the property is off road parking for several vehicles and a double garage with lighting to the front. The front garden is fenced and laid to lawn with box hedging, variety of shrubs, established trees and beautiful paving.

Gated side pedestrian access leads to the rear garden which offers a high degree of privacy and is equipped with a greenhouse and workshop with power connected. The garden design has been carefully thought out and maintained, it offers a wide variety of plants and shrubs, lawn, pond and paved seating area. The external area of this property also benefits from an electric car charging point, outside tap and external lighting.

Double Garage

17' 11" x 22' 1" (5.46m x 6.73m)

Having an up and over electric garage door, central heating radiator and spotlights to the ceiling. Currently being used as a gym.

Utility

11' x 5' 8" (3.35m x 1.73m)

Sitting behind the garage this useful utility area is fitted with white gloss wall and base units, worktop with inset sink and glass splashbacks. There is space for a washing machine and tumble dryer and has spotlights to the ceiling, central heating radiator, tiled flooring and a rear entrance door.

welcome to

Binbrook Court, Bawtry Doncaster

- Spacious Detached Family Home
- Finished to a High Standard of Decoration
- Desirable Bawtry Location
- Three Reception Rooms
- Four Generous Size Bedrooms

Tenure: Freehold EPC Rating: C

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107379 - 0004

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