



**Queens Crescent, Bawtry Doncaster DN10 6PZ**



**welcome to**

**Queens Crescent, Bawtry Doncaster**

MORE THAN MEETS THE EYE...Well presented THREE DOUBLE bedroom semi detached home in the sought after BAWTRY. Considerably larger than average, benefiting from a spacious LIVING KITCHEN, EN-SUITE to main bedroom, REAR GARDEN and GARAGE. Walking distance to a great range of local amenities. Call now!



## Ground Floor Accommodation

### Entrance Hall

Entrance hall having a front facing double glazed window with obscure glass and a central heating radiator.

### Lounge

12' 6" x 11' 2" + recess ( 3.81m x 3.40m + recess )  
Cosy lounge having a front facing double glazed window, coving to the ceiling, a central heating radiator and an inset electric fire with back, hearth and surround.

### Living Kitchen

Irregular Shaped Room 21' 9" + recess x 18' 11" max ( 6.63m + recess x 5.77m)  
Spacious living kitchen with designated seating and dining areas, multi fuel burner inset to the chimney breast, two rear facing and one side facing double glazed windows, two central heating radiators and spotlights to the ceiling. The kitchen area offers a variety of wall and base units, ample worktop space with inset sink and drainer and tiles splashbacks. Benefiting from an integrated oven and hob with extractor fan above and having space for a washing machine and fridge/freezer.

### Cloakroom

Cloakroom fitted with a wash hand basin and wc. Rear facing double glazed window with obscure glass and a central heating radiator.

## First Floor Accommodation

### Landing

Landing having a side facing double glazed window with obscure glass, coving to the ceiling, loft access and water tank cupboard.

### Bedroom One

12' 6" x 9' 11" + door recess ( 3.81m x 3.02m + door recess )  
Double bedroom having a front facing double glazed window, a central heating radiator and coving to the ceiling.

### En Suite

En suite fitted with a walk in shower, vanity wash hand basin and wc. Front facing double glazed window with obscure glass, heated towel rail and coving to the ceiling.

### Bedroom Two

10' x 9' 8" + recess ( 3.05m x 2.95m + recess )  
Double bedroom having a rear facing double glazed window, coving to the ceiling and a central heating radiator.

### Bedroom Three

12' x 9' 10" + recess ( 3.66m x 3.00m + recess )  
Double bedroom having a rear facing double glazed window and a central heating radiator.

### Bathroom

Fitted with a bath with an overhead shower, wash hand basin, and wc. Two side facing double glazed windows with obscure glass, coving to the ceiling, a central heating radiator and part tiled walls.

## External

Block paved area to the front elevation with EV charger point. Side gated pedestrian access leads to the rear garden which is fenced and enclosed with seating area, and water feature, outside tap and wood store. In addition there is a brick built garden store with power and light connected.

## Garage

17' 6" x 12' 2" ( 5.33m x 3.71m )  
Garage having power and light connected with a useful attached workshop area. Double gates in front of the garage open to the lane off Queens Crescent.



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## Queens Crescent, Bawtry Doncaster

- Beautiful Semi-Detached Home
- Sought After Town Location
- Open Plan Living Kitchen with Log Burner
- En-suite and Family Bathroom
- Three Double Bedrooms

Tenure: Freehold EPC Rating: D

offers in the region of

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107505 - 0009

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