



Bawtry Road, Tickhill, Doncaster DN11 9HA

welcome to

Bawtry Road, Tickhill, Doncaster

Fantastic location, semi rural yet accessible for many amenities to both Tickhill & Bawtry. Easy commuter links via a 10 minute drive to the A1 motorway. Spacious Family Accommodation with versatile accommodation to suit disability or dependent relatives. Viewing Recommended.



Ground Floor Accommodation

Entrance Hall

17' 5" x 9' 3" (5.31m x 2.82m)

Accessed via a front facing entrance door, spacious and welcoming entrance hall offers a central heating radiator and houses the stairs leading to the first floor accommodation with useful under stairs storage space.

Lounge

11' 4" x 13' 7" (3.45m x 4.14m)

Having a front facing double glazed full panel window, light and bright lounge area has a central heating radiator, TV aerial and an electric fireplace.

Bedroom Four

11' 4" x 9' 6" (3.45m x 2.90m)

Currently used as a bedroom, this room could also to be used as a living room or dining room, having a rear facing sliding door and a central heating radiator.

Bathroom

Ground floor family bathroom having a bath with a mains shower from the taps, a vanity basin, concealed cistern low flush w/c and a heated chrome towel rail. Bathroom has two rear facing obscured double glazed windows, tiled flooring and spotlights.

Kitchen

14' 10" x 10' 9" (4.52m x 3.28m)

Fitted with a range of modern wall and base units incorporating a sink and drainer unit, double electric oven, electric induction hob, plumbing for a dishwasher and space for both a fridge freezer and an integrated wine cooler. Kitchen also has a contemporary radiator, breakfast bar, side facing double glazed window and houses the central heating boiler for the property within a cupboard, which was recently installed in December 2022.

Dining Room/Utility

15' 6" x 9' 11" (4.72m x 3.02m)

Dining room having a sliding door overlooking the garden, along with spotlights to the ceiling and a central heating radiator. This room also benefits from a utility space having plumbing for a washer, space for a dryer, a stainless steel circular sink unit and wall and base units. Having a side and rear facing double glazed window.

Bedroom One

12' 5" x 15' 4" (3.78m x 4.67m)

Generous double bedroom having a side facing double glazed window and front facing full panel window, along with a central heating radiator.

First Floor Accommodation

Landing

9' 2" x 13' (2.79m x 3.96m)

Generous landing area having a front facing double glazed window and a central heating radiator

Bedroom Two

Double bedroom having a front facing double glazed dormer window with lovely views overlooking the countryside and fields, along with a side facing double glazed window and two central heating radiators.

Ensuite

Having a mains walk in shower, vanity basin, low flush w/c and a heated chrome towel rail. Ensuite to bedroom two has tiled flooring.

Bedroom Three

Double bedroom having two front facing double glazed dormer windows with lovely views, two central heating radiators and sliding doors which provide access to the eaves which offer a great space for storage and clothes hanging.

External

To the front of the property is a gated driveway with off street parking, along with a good sized lawned garden, mature trees and shrubs and an Indian Stone patio. There is gated vehicular access to the side and a single garage along with fruit trees.

Agent Note

There is a planning application to the current swimming pool building to be changed to a residential one storey property. This can be purchased alongside the bungalow if required



view this property online williamhbrown.co.uk/Property/BWY107506



welcome to

Bawtry Road, Tickhill Doncaster

- Great Family Home, Semi Rural Location
- Four Double Bedrooms
- Family Bathroom and Ensuite
- Off Street Parking and Garage
- Countryside Views and Mature Enclosed Lawned Garden

Tenure: Freehold EPC Rating: G

offers over

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107506



Property Ref:
BWY107506 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01302 710735



Bawtry@williamhbrown.co.uk



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



williamhbrown.co.uk