



**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



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## **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

Council Tax Band: E

offers over

**£410,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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