



Haverlands Station Road, Bawtry Doncaster DN10 6PT

welcome to

Haverlands Station Road, Bawtry Doncaster

Lovely FIVE BEDROOM DETACHED HOUSE, located in the popular village of BAWTRY. STYLISH living accommodation, DRIVEWAY, DOUBLE GARAGE, WORKSHOP and GYM. Annexe potential subject to planning/building consent. Viewing is highly recommended!



Ground Floor Accommodation

Entrance Hall

Spacious entrance hall having a side entrance door, cabinet, recessed lights and central heating radiator. The hall houses the stairs to the first floor and leads through the house to a rear entrance and window.

Cloakroom

Cloakroom fitted with a wc and wash hand basin. Side facing double glazed window, part tiled walls, tiled flooring and coving to the ceiling.

Lounge

16' 9" + recess x 14' (5.11m + recess x 4.27m)

Main reception room having double glazed French doors leading out to the garden. Side and rear facing double glazed windows with fitted shutters, two pendant light fittings, feature fireplace, coving to the ceiling, picture rail, built in cabinets and shelves to the recess.

Family Room

12' 9" + recess x 11' 11" + bay (3.89m + recess x 3.63m + bay)

A useful second reception room currently used as a play room and having a lovely front facing bay window, coving to the ceiling and two modern radiators.

Kitchen

30' 2" + cabinets x 13' 9" max (9.19m + cabinets x 4.19m max)

Spacious modern kitchen with both dining and seating areas. This light and bright room is fitted with an extensive range of wall and base units with complimentary worktops incorporating a breakfast bar, hot tap and inset sink with waste disposal and drainer. Benefiting from integrated appliances including double oven, microwave, fridge, freezer and five ring induction hob. Front facing double glazed window, side facing double glazed window, bifold doors and recessed lights.

Utility Room

10' 4" x 6' 5" (3.15m x 1.96m)

Utility room fitted with a range of wall and base units with complimentary worktops, integrated sink and microwave. Side and rear facing double glazed window with shutters, space for a tumble dryer and washing machine.

First Floor Accommodation

Landing

Landing having a side facing double glazed window, central heating radiator and recessed lights.

Bedroom One

15' + wardrobes x 13' 10" (4.57m + wardrobes x 4.22m)

Generous double bedroom with feature fireplace, built in wardrobes and recessed lights. Side facing double glazed window with shutters, front facing double glazed window, central heating radiator, central heating radiator and picture rail.

Bedroom Two

12' 9" + recess x 11' 11" + bay (3.89m + recess x 3.63m + bay)

Double bedroom having front facing double glazed bay window, central heating radiator, coving to the ceiling and recessed lights.

Bedroom Three

14' x 11' 3" + wardrobes & dr rec (4.27m x 3.43m + wardrobes & dr rec)

Double bedroom having built in wardrobes, coving to the ceiling, side facing double glazed window, central heating radiator and picture rail.

En Suite

5' 10" x 5' 3" (1.78m x 1.60m)

En suite to bedroom three comprising of shower cubicle, wc and wash hand basin. Tiled walls, side facing double glazed window and recessed lights.

Bedroom Four

13' 11" x 9' 10" (4.24m x 3.00m)

Double bedroom having side facing double glazed window with fitted shutters, picture rail and central heating radiator. Loft access which is part boarded around hatch with ladder.

Bathroom

9' 11" x 9' 7" (3.02m x 2.92m)

Fitted with a walk in shower, bath, wc and vanity wash hand basin. Rear facing double glazed window, tiled floor and walls, heated towel rail, wall mounted mirrored vanity unit and recessed lights.

Bedroom Five

10' x 9' 9" (3.05m x 2.97m)

A good size fifth bedroom having side facing double glazed window, recessed lights and central heating radiator.

External

Situated on a generous size plot and set back from the road behind wrought iron gates and hedging. Having a block paved driveway providing parking for several vehicles sweeping around the front of the property and also leading to the detached double garage. To the side elevation is the enclosed garden for the property which is mainly laid to lawn with mature trees and shrubs, timber fence panelling, two paved seating areas and a pedestrian access gate leading to the garage, gym and workshop.

Garage

18' 8" x 17' 6" (5.69m x 5.33m)

With an electric up and over door, power and light connected.

Workshop Area

18' x 11' 5" (5.49m x 3.48m)

Situated to the rear of the garage with light available.

Gym

19' 7" x 16' 5" (5.97m x 5.00m)

Attached to the rear of the garage and workshop and having under floor heating, power and light, vaulted ceiling with two sky lights, side facing double glazed window and entrance door.



view this property online williamhbrown.co.uk/Property/BWY107666



welcome to

Haverlands Station Road, Bawtry Doncaster

- Beautiful Detached House
- Desirable Bawtry
- Annexe Potential (Subj. to planning consent)
- Modern Living Kitchen
- Five Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107666



Property Ref:
BWY107666 - 0007

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