



Dalton Grove, Bawtry Doncaster DN10 6XS

welcome to

Dalton Grove, Bawtry Doncaster

DETACHED FAMILY HOME in SOUGHT AFTER LOCATION offering FOUR DOUBLE BEDROOMS. Tucked away in a small CUL DE SAC location with OFF ROAD PARKING and REAR GARDEN.



Ground Floor Accommodation

Entrance Hall

Entrance hall having central heating radiator.

Cloakroom

Cloakroom fitted with a wc and vanity wash hand basin. Central heating radiator, dado rail and front facing double glazed window.

Study

8' 2" x 8' (2.49m x 2.44m)

Study (previously part of the garage) having a central heating radiator, side facing double glazed window and recessed lights.

Lounge

14' 7" plus bay x 12' 5" (4.45m plus bay x 3.78m)

Lounge area having an electric stove, central heating radiator, coving to the ceiling and wall lights.

Dining Area

11' 3" x 8' 1" (3.43m x 2.46m)

Dining space having French doors leading out to the garden, central heating radiator and coving to the ceiling.

Kitchen

16' 2" x 11' 3" (4.93m x 3.43m)

Spacious kitchen fitted with an extensive range of wall and base units with chopping block style work tops and inset sink with drainer. Having space for dishwasher, fridge and cooker. Pantry, central heating radiator, coving to the ceiling, tiled flooring, recessed lights, rear facing double glazed window and French doors.

Utility Room

8' x 4' 8" (2.44m x 1.42m)

Utility room situated just off the kitchen, fitted with base units and stainless steel sink and drainer with splashbacks. Housing the central heating boiler and having coving to the ceiling, recessed lights, side facing double glazed window and space for washing machine.

Conservatory

Conservatory constructed of low level brick with double glazed Upvc and having French doors to the garden.

First Floor Accommodation

Landing

Landing having a tank cupboard, coving to the ceiling and access to the loft which is boarded in the middle.

Bedroom One

11' 10" x 10' 8" (3.61m x 3.25m)

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

En Suite

En suite having a shower cubicle, vanity wash hand basin and wc. Central heating radiator, coving to the ceiling and extractor.

Bedroom Two

14' 10" x 8' 8" (4.52m x 2.64m)

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

Bedroom Three

13' 7" x 8' 6" (4.14m x 2.59m)

Double bedroom having a rear facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Four

9' 2" x 9' 1" (2.79m x 2.77m)

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

Bathroom

Family bathroom fitted with a bath with over head shower, wc and vanity wash hand basin. Part tiled walls, front facing double glazed window with obscure glass and central heating radiator.

External

Outside there is off road parking and garden to the front elevation with side gated pedestrian access to the rear garden.

To the rear is a manageable garden with lawn, variety of plants and shrubs, paved seating area and lighting.

Leasehold Information

The length of the lease is 999 years from 1st January 2000, meaning there are approximately 974 years remaining. Ground Rent of £175 per annum is payable. No service charge.

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Dalton Grove, Bawtry Doncaster

- Sought After Location
- Detached Family Home
- Four Good Sized Bedrooms
- Off Road Parking
- Lovely Rear Garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£320,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107731



Property Ref:
BWY107731 - 0003

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