



**Buckingham Court, Harworth Doncaster DN11 8NZ**



**welcome to**

**Buckingham Court, Harworth Doncaster**

GENEROUS accommodation arranged over THREE FLOORS in this POPULAR LOCATION. Having FOUR DOUBLE BEDROOMS, stylish Kitchen/Diner, DRIVEWAY and GARDEN. Ideally located for easy access to LOCAL AMENITIES & MOTORWAY NETWORKS.



## Ground Floor Accommodation

### Entrance Hall

Entrance hall accessed via a front facing door, having tiled flooring, central heating radiator and storage cupboard.

### Cloakroom

Cloakroom fitted with a wc and wash hand basin. Tiled flooring, front facing double glazed window with obscure glass and central heating radiator.

### Lounge

16' 9" + bay x 10' 10" ( 5.11m + bay x 3.30m )  
Spacious main reception room having a media wall with electric fire, front facing double glazed window, central heating radiator and coving to the ceiling.

### Kitchen/Diner

17' 8" x 11' 2" + dr recess ( 5.38m x 3.40m + dr recess )  
Modern kitchen dining room having an extensive range of wall and base units, complimentary work tops, breakfast bar and inset sink with drainer. Integrated appliances including oven, induction hob, washing machine and dishwasher. French doors leading out to the garden, rear facing double glazed window, tiled flooring, recessed lights and space for American style fridge freezer.

## First Floor Accommodation

### Landing

Landing having dado rail, central heating radiator and tank cupboard.

### Bedroom One

11' 6" + wardrobe x 10' 4" ( 3.51m + wardrobe x 3.15m )  
Double bedroom having fitted wardrobes, rear facing double glazed window and central heating radiator.

### En Suite

En suite fitted with a shower cubicle, vanity wash hand basin, tiled splashback and wc. Rear facing double glazed window, central heating radiator and recessed lights.

### Bedroom Two

18' 7" x 9' 7" ( 5.66m x 2.92m )  
Dual aspect double bedroom having front and rear facing double glazed windows, two central heating radiators and loft access.

### Bedroom Three

14' 7" max x 10' 10" ( 4.45m max x 3.30m )  
Double bedroom having a front facing double glazed window, central heating radiator, fitted wardrobes and cupboards.

### Bathroom

Family bathroom comprising of a vanity wash hand basin, wc, bath with overhead shower and screen. Tiled walls , central heating radiator with heated rail, recessed lights and front facing double glazed window with obscure glass.

## Second Floor Accommodation

### Bedroom Four

14' 11" + window recess x 14' 4" ( 4.55m + window recess x 4.37m )  
Double bedroom having a front facing double glazed window, central heating radiator and loft access.

## External

Set back from the road with off road parking to the front and side elevations. Side pedestrian access to the rear garden which is fenced and enclosed with lawn and both patio and decked areas for relaxing.

### Gym

14' 10" x 9' 5" ( 4.52m x 2.87m )  
Rear access door to the gym which has been partly converted from the garage leaving a small storage area to the front and garage door. Easily reverted back to a a garage should a purchaser wish to do so.

### Agents Note:

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



**view this property online** [williamhbrown.co.uk/Property/BWY107938](http://williamhbrown.co.uk/Property/BWY107938)



welcome to

## Buckingham Court, Harworth Doncaster

- Beautiful, Modern Family Home
- Three Storey Accommodation
- Four Double Bedrooms
- Enclosed Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

offers in the region of

**£265,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY107938](http://williamhbrown.co.uk/Property/BWY107938)



Property Ref:  
BWY107938 - 0002

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](mailto:Bawtry@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**