



**Lilac Grove, Bawtry DONCASTER DN10 6LN**



**welcome to**

**Lilac Grove, Bawtry DONCASTER**

Spacious detached BUNGALOW available with NO CHAIN and benefitting from TWO DOUBLE BEDROOMS, ATTIC SPACE, GARDENS, DRIVEWAY and GARAGE. Viewing is highly recommended to appreciate the potential on offer.



## Ground Floor Accommodation

### Lounge

22' 6" x 11' + opening ( 6.86m x 3.35m + opening )  
Spacious main reception room having a feature fireplace, front facing double glazed window, two central heating radiators and coving to the ceiling. Housing the stairs leading to the attic and being open plan to the dining area.

### Dining Area

11' x 8' 2" ( 3.35m x 2.49m )  
Dining area open plan to the lounge having coving to the ceiling, central heating radiator and a rear facing double glazed window.

### Kitchen

12' x 8' 10" ( 3.66m x 2.69m )  
Kitchen having a good range of wall and base units, with complimentary worktops, splashback tiling and 1 1/2 bowl sink and drainer. Having integrated appliances including an oven, electric hob and two ring gas hob, space for freezer. Having an entrance door, rear facing double glazed window and space for a fridge.

### Utility Room

6' 11" x 5' 5" ( 2.11m x 1.65m )  
Utility room having a range of wall units and complimentary work tops. Rear facing double glazed window with obscure glass, housing the boiler and having space for a dishwasher, washing machine and tumble dryer.

### Bedroom One

12' x 10' 2" ( 3.66m x 3.10m )  
Double bedroom having a front facing double glazed window, central heating radiator and coving to the ceiling.

### Bedroom Two

12' x 10' 11" ( 3.66m x 3.33m )  
Double bedroom having a side facing double glazed window, central heating radiator and coving to the ceiling.

## Bathroom

Bathroom having a bath, pedestal wash hand basin, wc and bidet. Central heating radiator, heated towel rail, tiled walls and rear facing double glazed window.

### Wc

Wc with a vanity wash hand basin, tiled walls and side facing double glazed window with obscured glass.

## Attic Space

14' 2" max x 11' 6" ( 4.32m max x 3.51m )  
Attic space having a shower cubicle, central heating radiator, rear facing double glazed window and a storage cupboards.

## External

External to the property there is a raised open plan front garden laid to lawn and block paved driveway for several vehicles.

To the rear is a well maintained garden with lawn, a paved seating area and summer house all enclosed by timber fencing.

## Garage

19' 7" x 8' 9" ( 5.97m x 2.67m )  
Brick built outbuilding with a pitched roof, power and light.



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welcome to

## Lilac Grove, Bawtry DONCASTER

- Lovely Detached Bungalow
- NO CHAIN
- Two Bedrooms, Previously Three - Easily Reconfigured
- Usable Attic Space
- Off Road Parking & Garage

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

offers in the region of

**£305,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107961 - 0006

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