



**Martin Lane, Bawtry Doncaster DN10 6NL**



**welcome to**

**Martin Lane, Bawtry Doncaster**

MORE THAN MEETS THE EYE! Immaculate, EXTENDED mid terrace family home with THREE GOOD SIZE BEDROOMS in a sought after location of Bawtry. Boasting MODERN open plan living to the ground floor, TWO BATHROOMS, STUDY, and GENEROUS SIZE GARAGE/WORKSHOP. Early viewing recommended.



## Ground Floor Accommodation

### Entrance Hall

Having a central heating radiator and housing the stairs to the first floor landing.

### Study

Study benefitting from a useful understairs storage cupboard and additional built in storage. Two front facing double glazed windows and a central heating radiator.

### Lounge

Spacious main reception room, open plan to the kitchen making an ideal space for entertaining and having a central heating radiator for all year round comfort.

### Kitchen

Stunning kitchen fitted with an extensive range of modern cabinetry, including complimentary worktops with matching upstands and inset sink. Benefitting from an integrated oven and hob, two central heating radiator, tiling to the floor, and recessed lights. Having both glazed door and French doors creating a lovely light and bright space.

### Utility Room

Having tiling to the floor, a central heating radiator and recessed lights. Offering space for a washing machine, dishwasher and an American style fridge/freezer.

### Shower Room

A lovely addition to the property, featuring a walk in shower, wc, vanity wash hand basin and tiling to the floor and walls.

## First Floor Accommodation

### Landing

Landing having a front facing double glazed window and loft access.

### Bedroom One

Double bedroom having built in wardrobes, a rear facing double glazed window and two central heating radiators.

### Bedroom Two

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

### Bedroom Three

Double bedroom having a front facing double glazed window, storage cupboard and a central heating radiator.

### Bathroom

Fitted with a bath, shower, wash hand basin and a wc. Benefitting from a chrome heated towel rail, recessed lights and tiling to the floor and walls.

## External

Set back from the road behind stylish railings with a grassed lawn and several trees offering additional privacy.

To the rear is an enclosed garden with electric gates, off road parking for two vehicles and a substantial garage/workshop. The rear garden has lawned and paved areas for seating plus a well kept hedging and a variety of plants and shrubs.

## Garage/Workshop

Generous size with power and light connected. Sectioned off storage room to the rear and sauna.

## Agents Notes

At this time, we have been unable to obtain building certificates for the extension to the property undertaken with planning permission in 2015. We ask that buyers make their own enquiries with their conveyancer and satisfy themselves before proceeding.

Both public and private rights of way exist at this property, please speak with the branch for further details.

Access to parking is over private land - please confirm rights of way with your conveyancer.



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## **Martin Lane, Bawtry Doncaster**

- Extended Mid Terrace Home
- Three Spacious Bedrooms
- Open Plan Living with Modern Kitchen
- Garage/Workshop To The Rear
- Sought After Location

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

offers in the region of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108048 - 0003

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