



**Rochester House Bawtry Road, Misson Doncaster DN10 6DL**



**welcome to**

**Rochester House Bawtry Road, Misson Doncaster**

\*\*\* SALE AGREED BY WILLIAM H BROWN IN BAWTRY \*\*\*SPACIOUS Extended Detached Family Home located to the Semi-Rural village of Misson, Near Bawtry. \*Stand Alone Annexe\* COUNTRYSIDE VIEWS. The village of Misson,



## Ground Floor Accommodation

### Entrance Porch

Accessed via a front facing door leading into the entrance hall.

### Entrance Hall

Having entry from the entrance porch, side facing double glazed window and coving to ceiling. Having stairs to the first floor, wooden flooring and central heating radiator.

### Cloakroom

Ground floor cloakroom. fitted with a basin, low flush wc and central heating radiator. Extractor fan and wooden flooring.

### Lounge

16' 5" MAX x 17' 8" MAX ( 5.00m MAX x 5.38m MAX )  
Spacious light main reception room having two front facing double glazed windows and spot lights to ceiling. Impressive log burner set on Natural Stone, wooden flooring and storage cupboard. TV aerial and Central heating radiator.

### Family Room

22' 9" x 11' Into Alcove ( 6.93m x 3.35m Into Alcove )  
Spacious second reception room benefiting from both a front facing double glazed window and rear facing Solid Oak Double Doors leading to the conservatory. Spot lights to ceiling and TV aerial. Log burner set central to the chimney breast wall. Two central heating radiators and Solid Wood borders to a carpet in the centre of the room.

### Kitchen

19' 10" x 9' 6" ( 6.05m x 2.90m )  
Impressive family kitchen offering wall and base units, inset sink and drainer unit and rear facing double glazed window. Offering space for a cooker, extractor fan and breakfast bar. Coving and spot lights to ceiling, central heating radiator and access to utility room.

### Utility

Rear facing double glazed window overlooking the garden and side facing Stable Door giving access to the rear garden. Base units, built in fridge and space for both the washing machine and tumble dryer.

## Conservatory

Brick construction alongside double glazed sealed units to three sides allowing plenty of natural light into the room. Side facing French doors leading to the garden and patio area.

## First Floor Accommodation

### Bedroom One

11' 2" Max x 10' 11" Max ( 3.40m Max x 3.33m Max )  
Double bedroom comprising a front facing double glazed window, coving to ceiling, central heating radiator and TV aerial. Wardrobes to two sides of a walk through dressing space leading to ensuite.

### Ensuite

Modern suite with bath and mains fed shower over with tiling to walls, vanity basin sat on solid granite and low flush wc. Rear facing double glazed obscured window.

### Bedroom Two

14' 9" x 8' MAX ( 4.50m x 2.44m MAX )  
Double bedroom with a front facing double glazed window and central heating radiator.

### Bedroom Three

12' 6" Into Recess x 8' MAX ( 3.81m Into Recess x 2.44m MAX )  
Double bedroom with central heating radiator and rear facing double glazed window with countryside views.

### Bedroom Four

8' 1" x 9' 9" ( 2.46m x 2.97m )  
Double bedroom with coving to ceiling, central heating radiator and front facing double glazed window.

### Bedroom Five

9' x 7' 6" ( 2.74m x 2.29m )  
Double bedroom with coving to ceiling, central heating radiator and rear facing double glazed window.

## Family Bathroom

Modern suite with bath having shower from taps, separate double shower cubicle, wash hand basin and low flush wc. Chrome heated towel rail, tiling to walls and rear facing double glazed obscured window.

## Annexe

Stand alone annexe facility offering a kitchenette and shower room. Having a front facing and side facing double glazed windows. Kitchen units and space for fridge, sink and drainer unit and breakfast bar. Lounge area and shower room with corner shower cubicle, wash hand basin and low flush wc.

## External

To the front of the property is a walled block paved driveway. The rear of the property is mainly laid to lawn with a patio area and countryside views beyond, brick built BBQ. mature borders and wall and fencing enclosing garden.



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## **Rochester House Bawtry Road, Misson Doncaster**

- Detached Family Home, NO CHAIN
- Modern Living
- Quality Fixtures & Fittings
- Versatile Accommodation
- Separate Annexe

Tenure: Freehold EPC Rating: E

offers in the region of

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY105232 - 0011

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