



## 7 Grange Avenue.

Bawtry, Doncaster, DN10 6NR

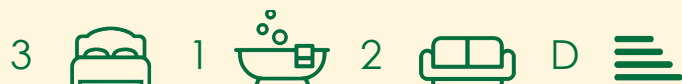
### Offers Around £279,000

A simply stunning 3 bedroom semi-detached located on a popular residential road within Bawtry boasting a double storey extension to the rear. Lying within easy reach of Bawtry centre which offers a hosts of wine bars, restaurants, boutique shops and access to motorway links this property is an ideal family home. Comprises: entrance door through to open plan lounge with staircase rising to first floor, separate dining room with French doors to rear patio, extended kitchen fitted with modern units and door to side driveway. To the first floor; master and bedroom 2 with built in wardrobes, bedroom 3/ideal home office and an extended family bathroom with double shower and separate bath. Outside there is a blockpaved driveway with ample parking for several cars leading to a south facing garden, decorative stocked border, lawn and patio area ideal for outdoor seating area. Larger than average detached garage with inspection pit, further timber storage shed to rear.

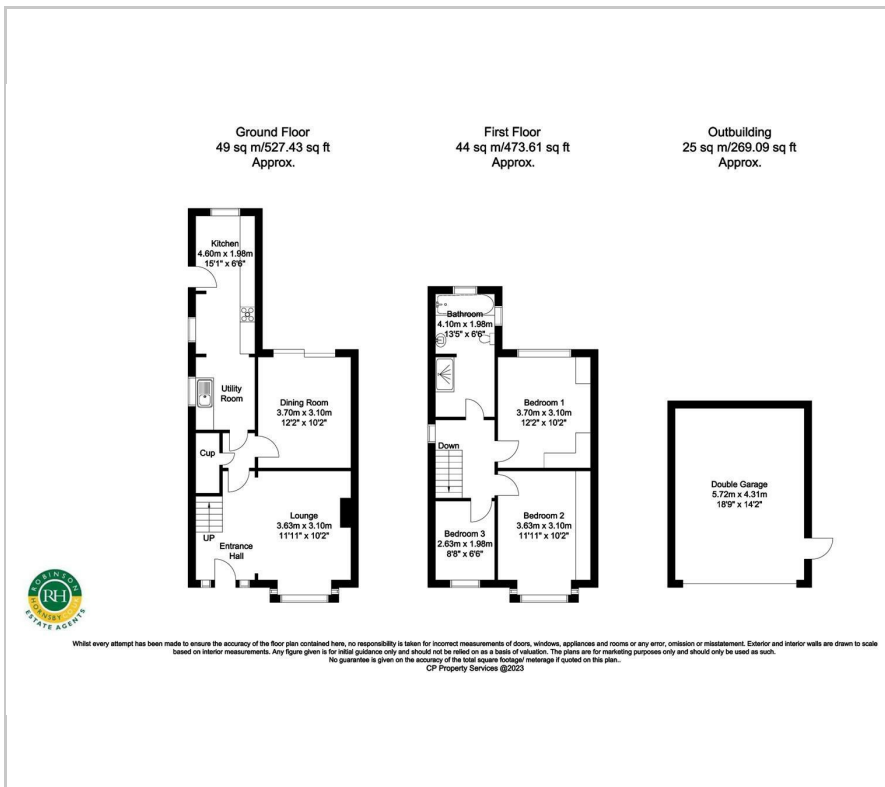
- Extended 3 bedroom semi-detached
- Modern kitchen with utility area
- 4 piece family bathroom
- Separate dining room
- South facing garden with patio
- Parking for several cars
- Larger than average garage with inspection pit
- Easy access to motorway connections
- Array of amenities within Bawtry centre
- Freehold .Council tax band B

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



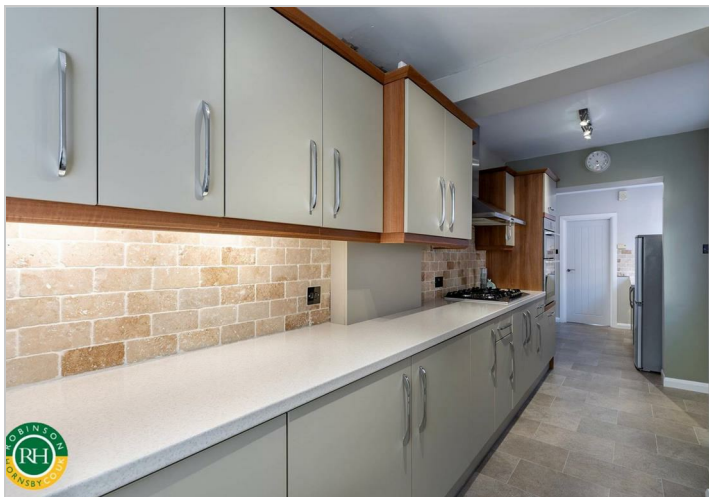
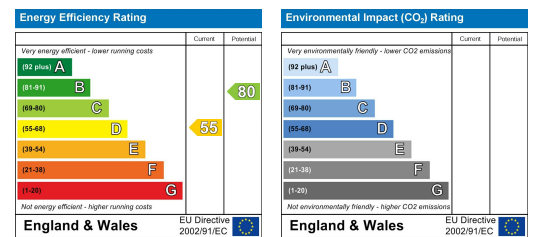
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.