



Beaufont Gardens, Bawtry DN10 6RT

HUNTERS[®]
EXCLUSIVE

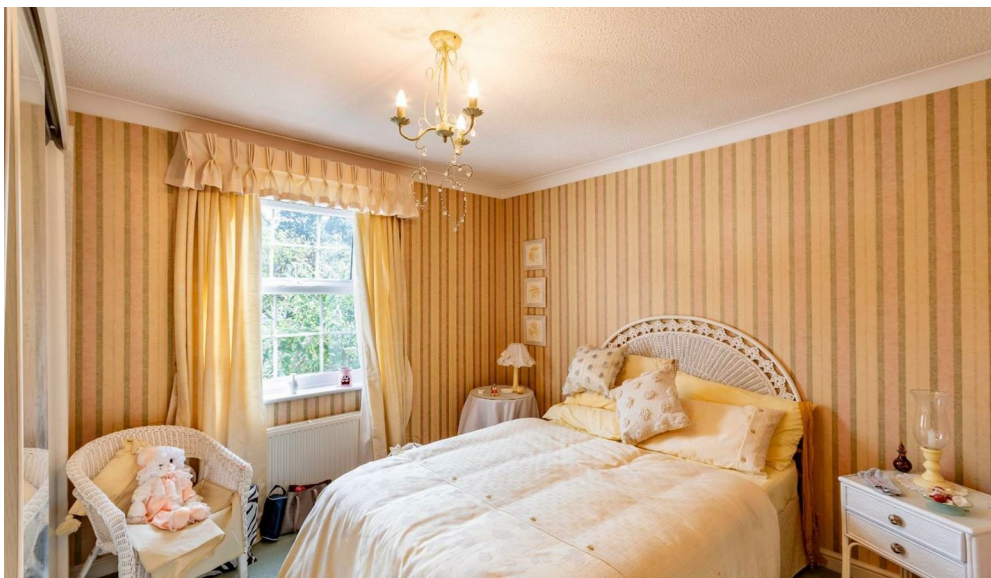


Beaufont Gardens, Bawtry DN10 6RT

*** GUIDE PRICE £400,000 - £420,000 ***

Hunters are delighted to offer this three-bedroom detached property in a quiet cul de sac location in the popular Green Park Estate near to woodland walks and close to the centre of Bawtry. Briefly the property comprises three Bedrooms, Master with En Suite, Lounge, Conservatory, downstairs Cloakroom, and integral Garage. Externally there are gardens to the front and rear with a drive offering off street parking for several vehicles. Bawtry is a market town situated between Retford, Gainsborough and the city of Doncaster with good transport links via the east coast main line and motorway networks. There is a good range of shops, boutiques, restaurants and the Crown Hotel together with other amenities including schools, library, health centre, gym and cricket club amongst others. **VIEWING STRONGLY RECOMMENDED.**





ACCOMMODATION

The property is accessed via a porched entrance with outside light through a double glazed wooden door with central ornate glass panel into:

ENTRANCE HALLWAY

7'11" x 9'10"

Provides access to the Lounge, Kitchen, downstairs cloakroom and integral Garage, stairs rising to the first floor accommodation, spotlights to ceiling, smoke alarm and concealed radiator.

BREAKFAST KITCHEN

12'0" x 10'0"

Wall and base units in cream with complementary worktops, shelving, built in electric oven and grill, space for washing machine, five ring gas hob with extractor fan over, one and a half polycarbonate sink, bay window to the front elevation, spotlights to ceiling, vinyl flooring, white uPVC door with panel glass to the side entrance.

LOUNGE DINER

17'6" x 21'1"

Central feature fireplace with gas flame effect fire and surround, TV point, telephone point, window to the rear elevation, two concealed radiators, double doors leading into:

CONSERVATORY

7'6" x 11'1"

Double doors leading to the rear garden, power sockets.

DOWNSTAIRS CLOAKROOM

Suite comprising pedestal wash hand basin, low level flush w.c. with panel flooring, extractor fan and radiator.

INTEGRAL GARAGE

8'1" x 17'5"

Wall mounted Worcester boiler and fuse box, shelving, up and over door, power and lighting.

FIRST FLOOR LANDING

11'6" x 12'9" to maximum dimensions

Providing access to three bedrooms, bathroom, airing cupboard, concealed radiator, smoke alarms to ceiling, window to the side elevation.

MASTER BEDROOM

10'8" x 12'9"

Doors leading into Walk in Wardrobe and En Suite, window to the front elevation and radiator.



EN SUITE

6'2" x 6'8"

Tiled throughout, three piece suite comprising corner shower unit, further unit housing wash hand basin and low level flush w.c. with cupboards above and below, towel radiator, mirror with shelving, extractor fan and window to the rear elevation.

WALK IN WARDROBE

5'6" x 6'11"

Built in cupboards and shelves, radiator.

BEDROOM TWO

11'6" x 11'5"

Spotlights to ceiling, window to the rear elevation and radiator.

BEDROOM THREE

11'7" x 9'11"

Loft access, window to the front elevation and radiator.

BATHROOM

6'8" x 8'6"

Tiled throughout with matching white suite comprising panelled bath with

shower over, pedestal wash hand basin with mirror, low level flush w.c., shaving point, glass shelves, spotlights to ceiling with extractor fan, radiator and window to the side elevation.

EXTERNALLY

To the front the property is mainly laid to lawn with trees, mature borders and hedging, driveway leads to the Garage with off street parking for three vehicles. Outside tap and gated access to the side plus security lighting. The private rear garden is laid mainly to lawn with paving, stone chip area, mature borders with Leylandii hedging and trees, plus a raised paved area providing seating area, and security lighting.

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'E'

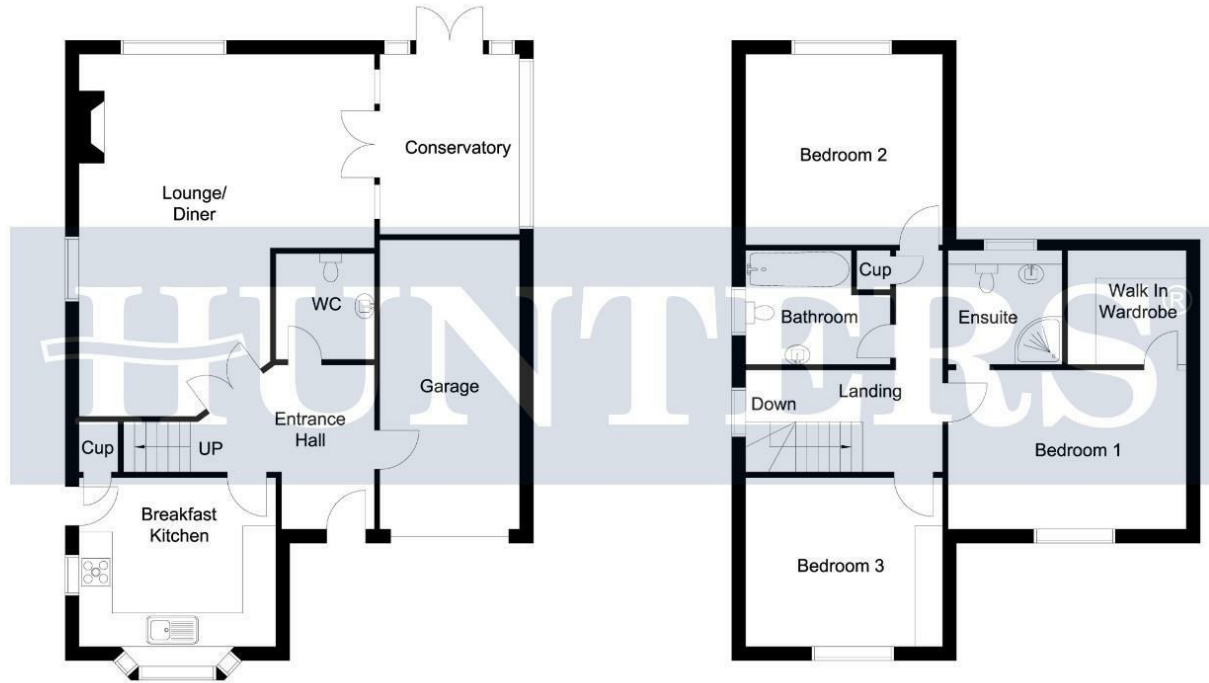
TENURE - FREEHOLD



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Ground Floor
76 sq m/818.05 sq ft
Approx.

First Floor
60 sq m/645.83 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2023

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <https://www.hunters.com>

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE