

# HUNTERS<sup>®</sup>

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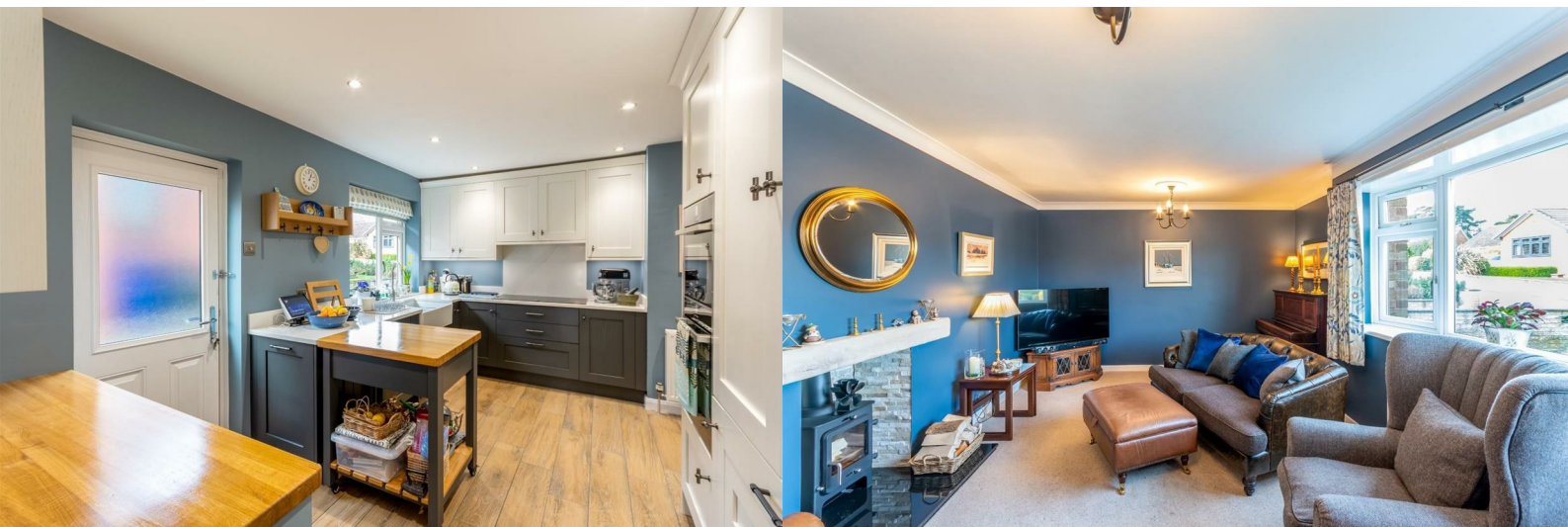
## Lime Tree Crescent

Bawtry, Doncaster, DN10 6LL

£425,000



Council Tax: D



# 3 Lime Tree Crescent

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## DESCRIPTION

Situated close to the town centre of Bawtry this three bedroom detached bungalow briefly comprises Lounge, Dining Room, fitted Kitchen, Summer Room, three Bedrooms and Bathroom. Outside is a private south facing garden to the rear plus further garden to the front with Garage and 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 mainline 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.

## ACCOMMODATION

The property is accessed via steps leading to a composite double glazed door with glass panels leading into:

### L SHAPED ENTRANCE HALLWAY

14'11" x 20'8" maximum (4.57m x 6.30m maximum)  
Providing access to the three bedrooms, lounge, kitchen and bathroom and cupboard for coats, smart thermostat, airing cupboard, smoke alarm and coving to ceiling, radiator.

### LOUNGE

17'9" x 11'3" (5.43m x 3.45m)  
Featuring a central fireplace housing a log burner, t.v. and telephone points, window to the front elevation and radiator.

## KITCHEN

15'5" x 7'9" (4.72m x 2.37m)  
Wall and base units with integrated electric oven and microwave, five ring induction hob, dishwasher, fridge freezer, washing machine, dryer, integrated recycling bins, Worcester boiler and fusebox in wall unit. Spotlights to ceiling, ceramic panel flooring, window to the side elevation, composite door with glass panel to side access and space into:

## DINING ROOM

9'10" x 12'11" (3.01m x 3.95m)  
Bay window to the rear elevation, t.v. point, radiator and space leading into:

## SUMMER ROOM

Bi-folding doors leading to the rear garden, atrium to ceiling facilitating natural light. Windows into the bathroom and bedroom three.

## BEDROOM ONE

14'2" x 14'1" (4.32m x 4.31m)  
USB socket to plugs, bay window to the rear elevation and radiator.

## BEDROOM TWO

10'11" x 12'11" (3.34m x 3.94m)  
Windows to the side elevation and radiator.

## BEDROOM THREE

7'1" x 10'2" (2.16m x 3.12m)  
Currently used as an office with shelving. Window into the summer room, telephone point and radiator.

## BATHROOM

9'1" x 5'10" (2.79m x 1.78m)  
Matching suite comprising panel bath with rainfall

shower head over and hand unit, low level flush w.c. combined with bidet in unit and wash hand basin with mixer tap over, vanity cupboard with light switch. Charging points for mobile and shaver, window to the rear elevation with blinds, dual fuel radiator, access to loft which is part boarded with ladder.

### EXTERNALLY

The south facing rear garden is laid to lawn with decking area, mature borders and pond plus patio area and summerhouse, greenhouse and wooden shed, Fencing around with gated access to the side. There are three external socket points, outside tap and downlighters.

To the front is a block paved drive allowing off street parking for several vehicles leading to the Garage. Lawned area with mature borders.

### GARAGE

9'0" x 16'4" (2.75m x 5.00m)

Window to the side elevation, roof storage space, power and lighting, electric car charging point to external wall.

### COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band "D".

### TENURE - FREEHOLD



## Road Map



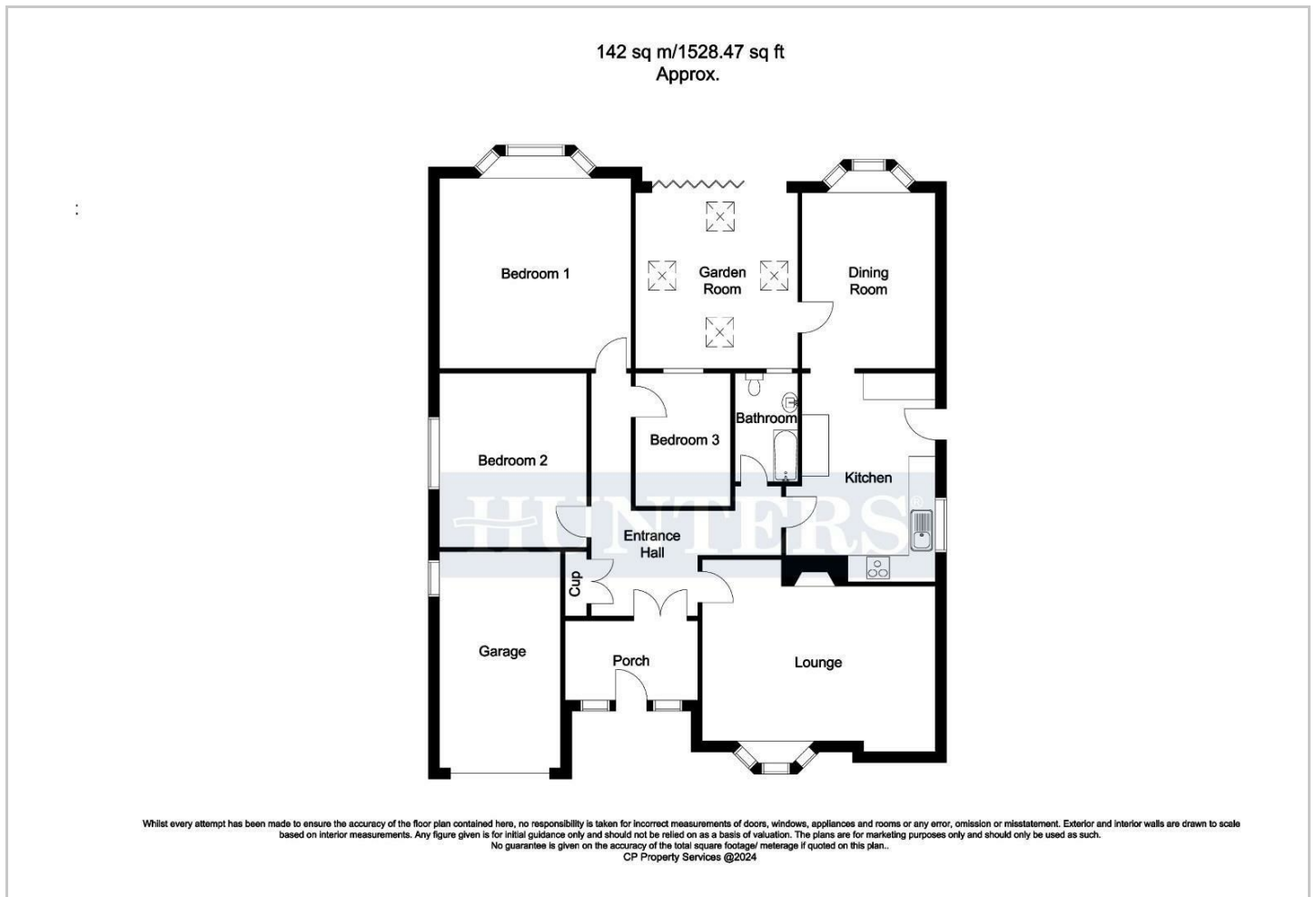
## Hybrid Map



## Terrain Map



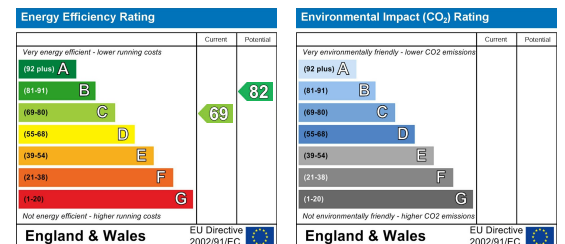
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.