

# HUNTERS<sup>®</sup>

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## Butten Meadow

Austerfield, DN10 6SQ

£315,000



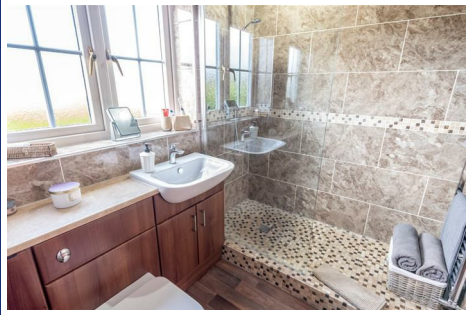
Council Tax: D



# 1 Bitten Meadow

Austerfield, DN10 6SQ

£315,000



## DESCRIPTION

Briefly the property comprises lounge, kitchen diner, downstairs cloakroom to the ground floor and three bedrooms and shower room to the first floor, whilst outside is a low maintenance garden to the rear with off street parking to the front and a separate single garage. The property benefits from gas central heating and double glazing and other features including underfloor heating to the kitchen diner, solid wood doors, garage and boarded loft. Austerfield is a village lying 1 mile to the north east of the market town of Bawtry which has a wealth of amenities including shops, boutiques, pubs, restaurants, medical centre, library, leisure facilities and a hotel. The village of Austerfield has the Mayflower Bar Eatery and Boutique Inn along with Austerfield study centre. Bawtry Golf and Country Club is also close by.

## ACCOMMODATION

The property is accessed via a black composite door with two glass panels with overhanging porch which leads into:

### KITCHEN DINER

13'7" x 18'3" (4.16m x 5.58m)

Range of wall and base units in cream with complementary worktops, space for range cooker with extractor fan, integrated washing machine, fridge freezer and dishwasher, ceramic sink with mixer tap and tiled splashback, telephone point, wood panel flooring, spotlights to ceiling, lighting under wall units and within display cabinets, understairs coffee bar with granite worktop, storage and lighting, windows to the front and rear elevation. Door into Entrance Hallway, stairs rising to first floor landing.

Door leading into:

## LOUNGE

10'5" x 18'4" (3.18m x 5.59m)

Central feature fireplace with gas flame effect fire in surround, ornate coving to ceiling with rose, two tv points, window to front elevation and double doors leading onto the rear garden, two radiators.

## REAR ENTRANCE PASSAGE

Providing access to the downstairs cloakroom and kitchen diner, coat hanging space, ceramic tiled flooring, black composite door to the rear with two glass panels, radiator.

## CLOAKROOM

Oval wash basin with mixer tap cupboard under and splashback, w.c. ceramic tiled flooring, extractor fan to ceiling, towel holder, radiator and window to the rear elevation.

## FIRST FLOOR LANDING

9'4" x 5'0" (2.87m x 1.54m)

Giving access to the three bedrooms and shower room. Cupboard with shelving housing the Worcester boiler, window to the rear elevation and radiator.

## BEDROOM ONE

13'7" x 12'5" (4.16m x 3.81m)

Fitted wardrobe, separate fitted drawers and cupboard, Two window to the front elevation and radiator, laminate flooring, TV point.

## BEDROOM TWO

10'4" x 9'10" (3.15m x 3.02m)

Laminate flooring, loft hatch, window to the front elevation and radiator.

### BEDROOM THREE

7'4" x 6'2" (2.25 x 1.89m)

Built in wardrobes with three sliding doors and central mirror, telephone point, window to the rear elevation and radiator.

### SHOWER ROOM

7'1" x 5'8" (2.17m x 1.75m)

Tiled throughout with walk in shower with rainfall shower head and handheld unit, wash hand basin in unit with low level flush w.c, cupboard under and mixer tap over. Spotlights to ceiling, wood effect flooring, chrome towel radiator, window to the rear elevation, extractor fan.

### EXTERNALLY

The low maintenance rear garden is laid to block paving with wood fencing to both sides and a brick wall to the rear. There is a side gate, outside tap and security light.

The front is laid to block paving allowing off street parking for multiple vehicles leading to a separate Garage with lawn running to the side.

### GARAGE

9'0" x 17'11" (2.76m x 5.48m)

Up and over door with power and lighting, fusebox, shelving and roof storage. External vent for tumble dryer.

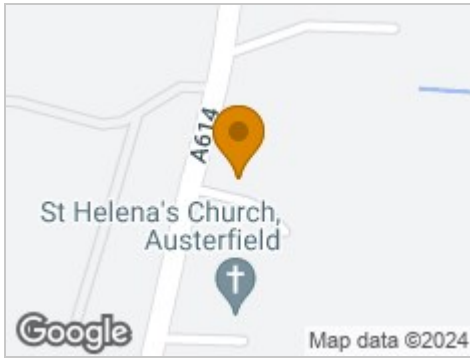
### COUNCIL TAX

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

### TENURE - FREEHOLD



## Road Map



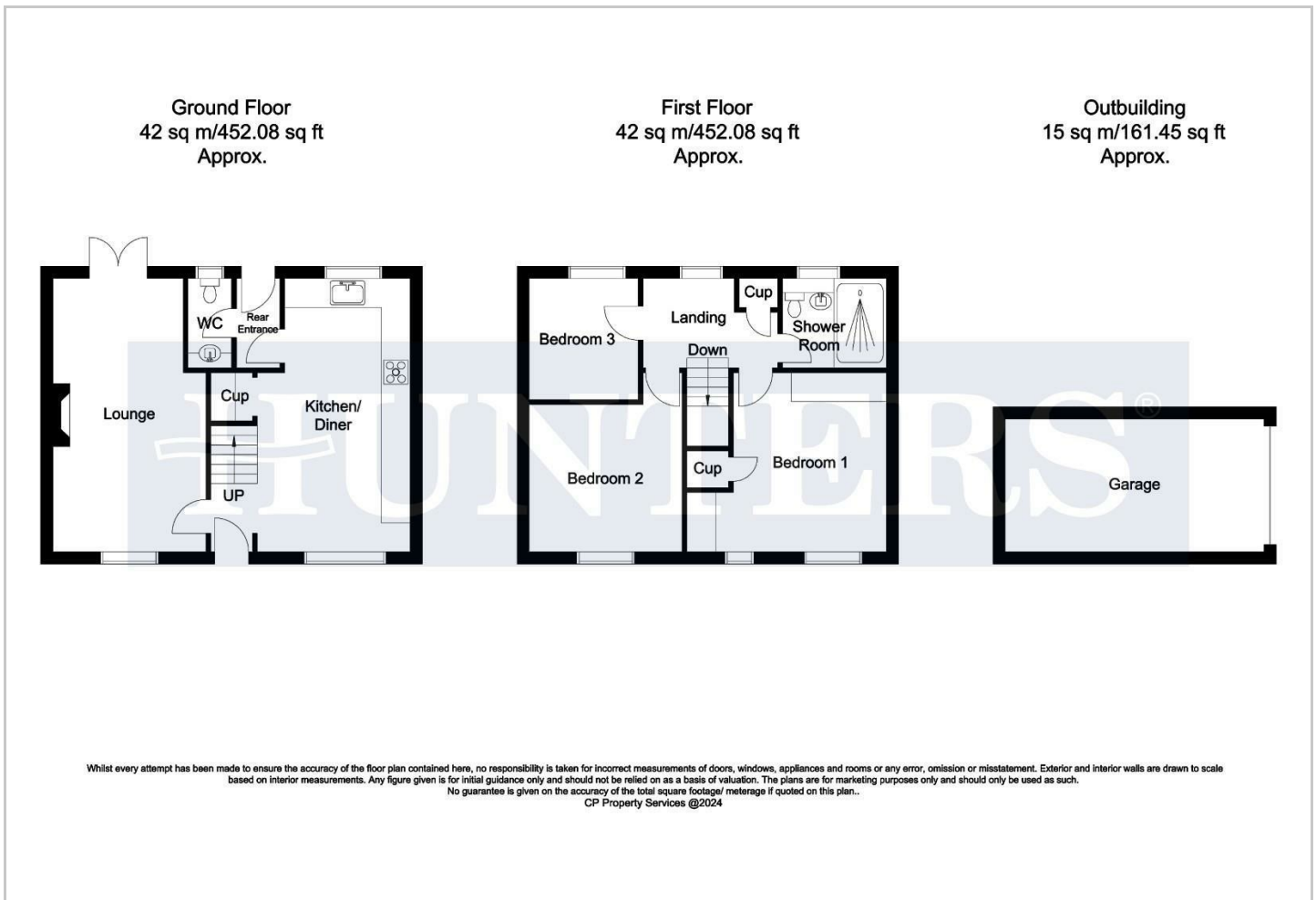
## Hybrid Map



## Terrain Map



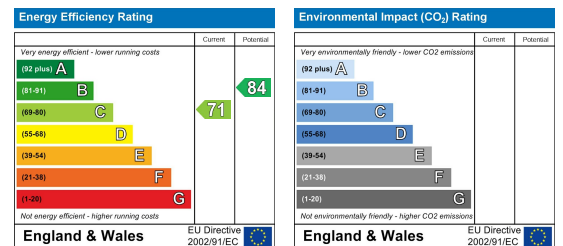
## Floor Plan



## 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.