

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



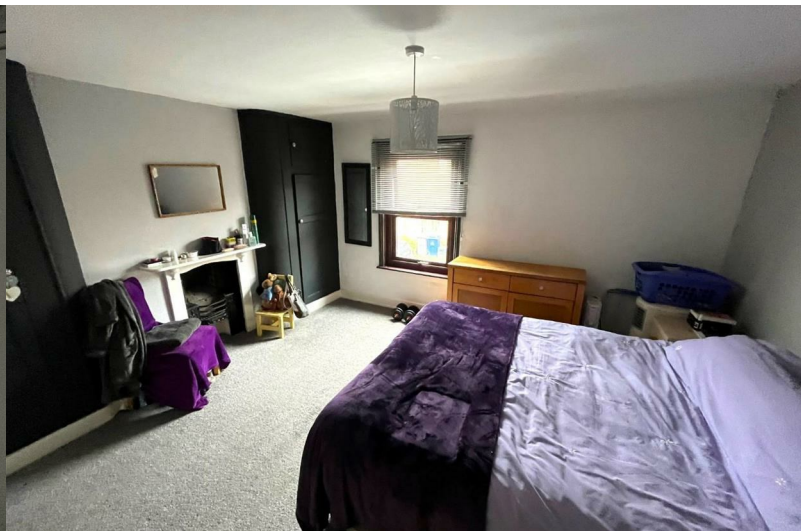
## Church Street

Bawtry, DN10 6HR

Offers In Excess Of £200,000



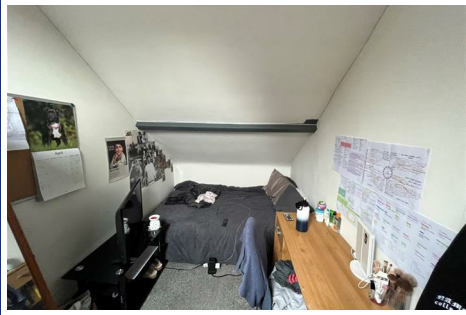
Council Tax: A



# 67 Church Street

Bawtry, DN10 6HR

Offers In Excess Of £200,000



## DESCRIPTION

Situated close to the centre of Bawtry this four bedroom Cottage is set over three floors and is an ideal family home. Briefly the property comprises Entrance Hallway, four Bedrooms, two Reception rooms, Kitchen and Bathroom, whilst outside is a garden to the rear with outbuildings. The property benefits from gas central heating and double glazing. 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 through a porched entrance via a black wood door with glass panel leading into:

### ENTRANCE HALL

3'3" x 16'2" (1.01 x 4.94)

Providing access to the Lounge and Dining Room, stairs rising to the first floor accommodation, wall mounted thermostat, smoke alarm to ceiling.

### LOUNGE

10'11" x 12'6" (3.33 x 3.83)

Window to the front elevation and radiator.

### DINING ROOM

11'3" x 14'6" (3.44 x 4.43)

Central brick fireplace with wood mantle over and tiled hearth, built in cupboards, panel flooring, t.v. and telephone points, window to the rear elevation and door leading into:

## KITCHEN

8'1" x 9'2" (2.48 x 2.81)

Wall and base units in white with complementary black work surface, built in Beko oven with four ring gas hob and extractor fan over, space for fridge, stainless steel sink with mixer tap over, under stairs cupboard with shelving, tiled flooring, spotlights to ceiling, window to the side elevation, radiator and door with glass panels leading to the rear garden.

## FIRST FLOOR LANDING

5'11" x 12'5" (1.81 x 3.79)

Giving access to two Bedrooms and Bathroom. Stairs rising to second floor, built in cupboard.

## BEDROOM ONE

13'7" x 12'7" (4.15 x 3.85)

Two built in wardrobes, feature fireplace, t.v. point, window to the front elevation and radiator.

## BEDROOM TWO

6'10" x 12'5" (2.10 x 3.81)

Window to the rear elevation and radiator.

## BATHROOM

Matching white suite comprising panel bath with Red Ring "Expressions" electric shower over and tiled walls to two sides, pedestal wash hand basin, low level flush w.c., cupboard housing Worcester boiler with shelving, chrome radiator, extractor fan, vinyl flooring and window to the rear elevation.

## SECOND FLOOR LANDING

6'6" x 7'7" (2.00 x 2.32)

Giving access to the two further Bedrooms, velux window to the front and radiator.

### BEDROOM THREE

6'7" x 15'7" (2.03 x 4.77)

Velux window to the front elevation.

### BEDROOM FOUR

6'6" x 7'10" (1.99 x 2.40)

Velux window to the rear elevation.

### EXTERNALLY

The rear garden is mainly laid to lawn with mature borders and paving, three storage outbuildings, one of which has plumbing for washing machine with worktop over and low level flush w.c. with tap and radiator.

### COUNCIL TAX

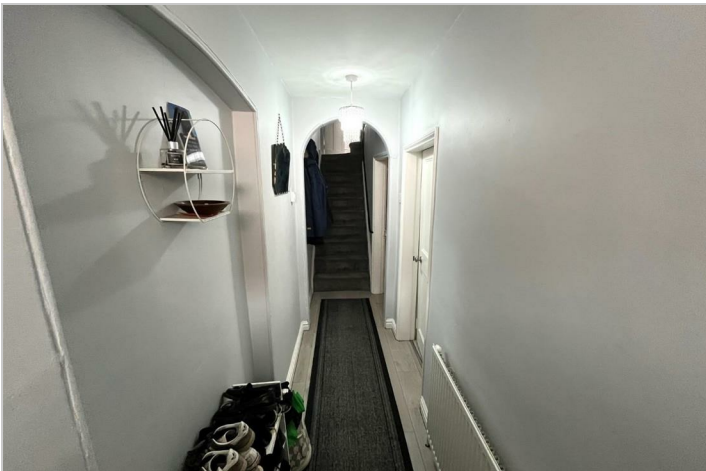
Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'A'

### TENURE - FREEHOLD

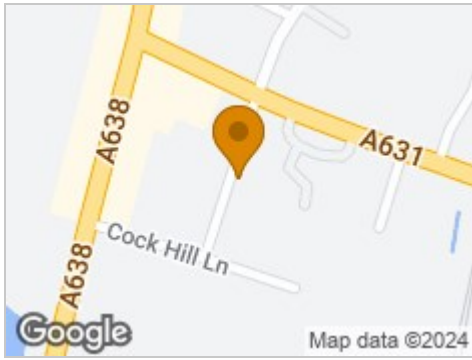
### AGENTS NOTE

We are advised the Land Registry title is showing the property on a joint title and this will need to be split on sale.

Please speak to the Agent for further clarification.



## Road Map



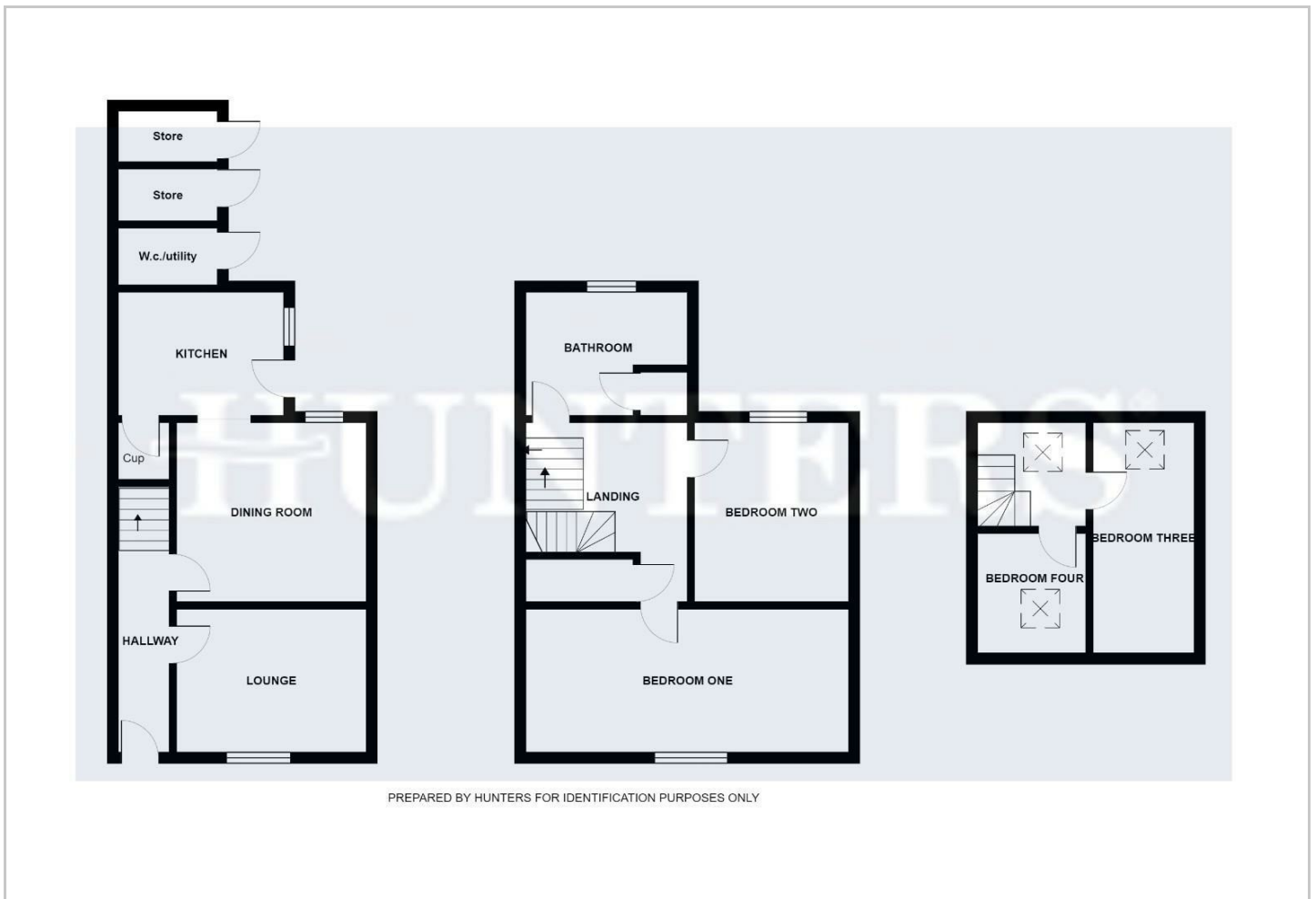
## Hybrid Map



## Terrain Map



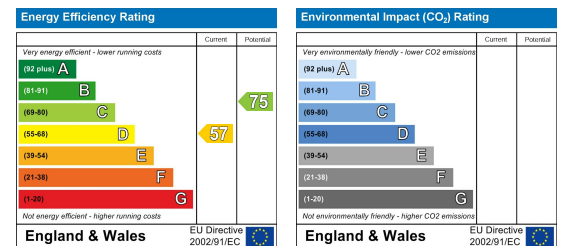
## Floor Plan



## 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.