



St. Nicholas's Way, Bawtry DN10 6HB

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EXCLUSIVE



## St. Nicholas's Way, Bawtry DN10 6HB

Willow Brook House is a very well presented detached house which is an ideal family home with private gardens in a secluded cul de sac to the rear of St Nicholas's Church and within walking distance of the town centre of Bawtry. Viewing is a must to appreciate the accommodation on offer.





#### **DESCRIPTION**

Briefly the property comprises five Bedrooms, En suite to Master and Family Bathroom, three Reception rooms, Garden Room, Kitchen Diner, Utility Room, cloakroom/study and downstairs wc, whilst outside there are gardens to the front and rear with a double Garage and drive allowing off street parking for several vehicles. Bawtry is a fashionable market town lying approximately 8 miles to the south of the city of Doncaster and 10 miles north of Retford both of which lie on the east coast mainline with access to the motorway network being only 4 miles away at Blyth. Bawtry has a wealth of amenities including a broad range of shops, boutiques, restaurants, public houses and the Crown Hotel, schools, health centre, dentists, library and sports facilities including bowls, cricket and golf clubs locally.

#### **ACCOMMODATION**

The property is accessed via a double glazed wood effect door with glass panel and overhead canopy leading into:

#### **ENTRANCE HALLWAY**

Open arch leads into the inner hall which has tiled flooring and dado rail and provides access to the three Reception rooms, Cloakroom/Study, Kitchen and downstairs wc, Stairs to the first floor accommodation, uPVC door to the rear garden with glass panel.



#### **LOUNGE**

12'7" x 18'11"

Feature fireplace on a slate hearth housing gas flame effect fire, t.v. point, radiator and sliding door leading into:

#### **GARDEN ROOM**

16'8" x 10'9"

uPVC construction looking out to the rear garden which is accessed via double doors, under floor Karndean flooring and wall mounted thermostat.

#### **DINING ROOM**

11'10" x 12'10"

Double doors to the side entrance and radiator.

#### **SITTING ROOM**

11'8" x 12'10"

Window to the front elevation, t.v. point and radiator.

#### **CLOAKROOM/STUDY**

Fitted shelving and window to the side elevation.

#### **DOWNSTAIRS WC**

Karndean flooring, spotlights to ceiling, low level flush w.c., pedestal wash hand basin, window to the side elevation and radiator.



#### **KITCHEN**

13'0" x 12'5"

Wall and base units with recessed lighting and complementary work surface, built in electric oven and grill with induction hob and extractor fan over, integrated dishwasher and fridge freezer, space and plumbing for dishwasher, central breakfast bar with overhead lights, one and a half sink with mixer tap over, spotlights to ceiling, Karndean flooring, window to the rear elevation and door leading into:

#### **UTILITY ROOM**

7'6" x 5'6"

Wall and base units with complementary work surface, space and plumbing for washing machine, part tiled walls, Worcester boiler, window to the side elevation.

#### **FIRST FLOOR LANDING**

12'5" x 21'4" to maximum dimensions

Providing access to bedrooms and bathroom, loft access with pull down ladder, cupboard, dado rail, window to the side elevation.

#### **MASTER BEDROOM**

12'4" x 12'6"

Doors leading out to the rear balcony overlooking the garden, radiator further door leading into:



#### **DRESSING ROOM**

6'2" x 5'4"

Fitted shelving and window to the front elevation.

#### **EN SUITE**

Three piece suite comprising shower unit with built in rainfall head to ceiling, wash hand basin in vanity unit, low level flush w.c., tiled walls, Karndean flooring, window to the rear elevation.

#### **BEDROOM TWO**

11'10" x 12'11"

Window to the front elevation, radiator and t.v. point.

#### **BEDROOM THREE**

11'10" x 11'8"

Window to the side elevation, radiator, dado rail and t.v. point.

#### **BEDROOM FOUR**

12'8" x 8'8"

Window to the rear elevation, radiator and t.v. point.

#### **BEDROOM FIVE**

9'4" x 9'10"

Window to the side elevation, radiator and t.v. point.



#### **FAMILY BATHROOM**

Matching white suite comprising panel bath with shower over and separate attachment, wash hand basin with vanity unit under, wall mounted mirror with light, low level flush w.c., towel radiator, vinyl flooring, window to the side elevation.

#### **EXTERNALLY**

The front garden has a brick wall surround and twin wrought iron gates opening to a block paved drive providing parking for several vehicles and leading to the double garage. Lawn area and mature borders, path to the front door, gates to both sides leading to the rear, bin store and wall mounted lights. The rear garden is mainly laid to lawn and paving with mature borders and trees. Decking area, sheltered gravel sitting area and garden shed, outside tap and external lighting.

#### **DOUBLE GARAGE**

18'8" x 17'10"

Two electric doors, shelving, roof storage, power and lighting. Personal door to the side and window to the rear elevation.

#### **COUNCIL TAX**

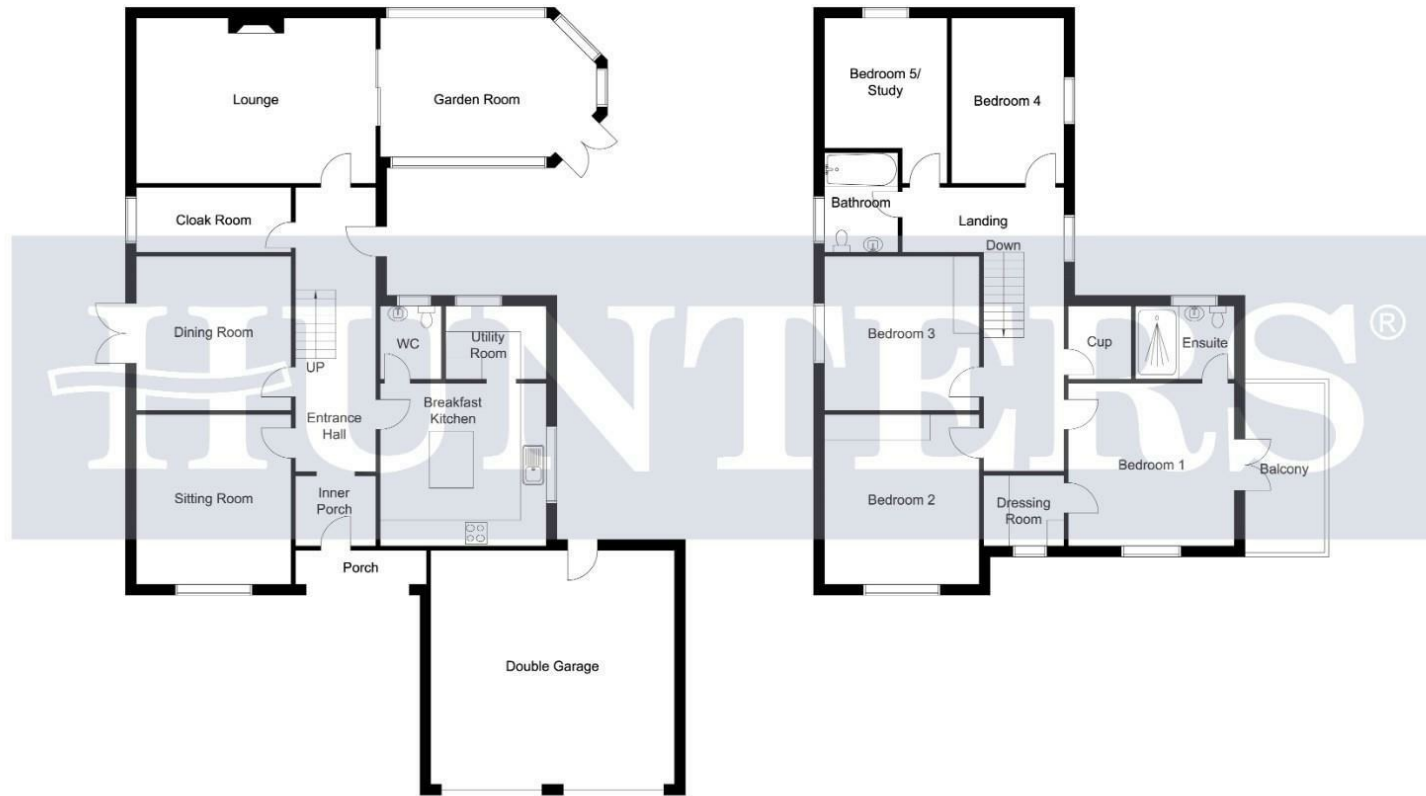
Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'F'

#### **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  
145 sq m/1560.76 sq ft  
Approx.

First Floor  
95 sq m/1022.57 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 @2024

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>79</b>
	<b>61</b>
Not energy efficient - higher running costs	
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>

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