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31 Station Road, Bawtry, DN10 6PU

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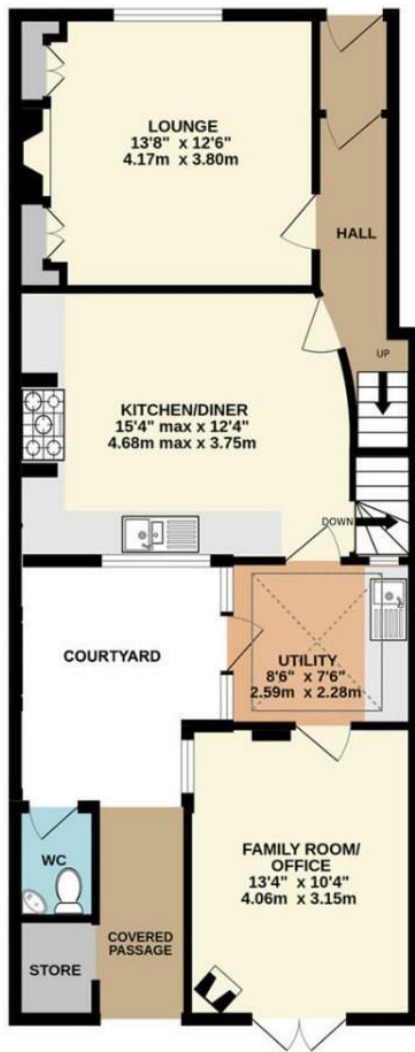
Offers In The Region Of £370,000

This period property set over THREE floors and also having a cellar has been refurbished by the current owners and has many original features which creates a character of its own. Being sold with NO CHAIN viewing is STRONGLY RECOMMENDED to proceedable buyers looking for a new home close to the centre of the market town of Bawtry.

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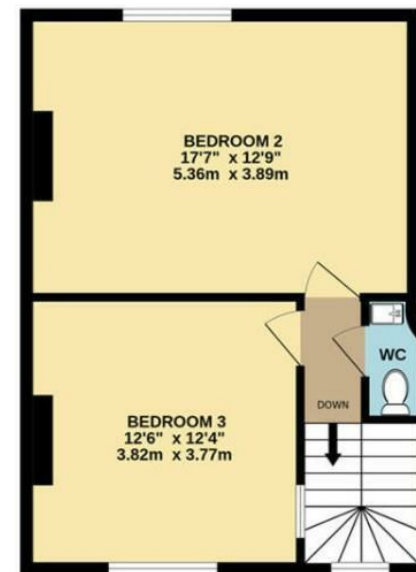
GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



BASEMENT
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 1709sq.ft. (158.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

DESCRIPTION

Briefly the property comprises Lounge, Kitchen Diner, Utility and Family Room/Office on the ground floor, Bedroom and family Bathroom to the first floor, two Bedrooms to the second floor and a basement cellar. Outside there is a long private garden to the rear with a Courtyard, outside w.c. and log store with off street parking for one vehicle and a garden to the front. The property benefits from gas central heating, double and triple glazing.

Bawtry is a market town with a wealth of amenities including shops, boutiques, restaurants, pubs, health centre and the Crown Hotel a former posting house. There is a Bowls and Cricket Club with a Golf Club only a few minutes drive from the town.

ACCOMMODATION

The property is accessed from the front via a composite door with glass panel leading into:

ENTRANCE HALLWAY

3'5" x 4'11"

Coat hanger and door leading into:

HALLWAY

3'6" x 10'8"

Providing access to the Lounge and Kitchen Diner, stairs rising to first floor accommodation, spotlights, smoke alarm to ceiling, tiled flooring and radiator.

LOUNGE

13'8" x 12'5"

Feature fireplace with surround and working fire, two cupboards to the alcoves, built in shelves, t.v. and telephone point, wood panel flooring, triple glazed window to the front elevation and radiator.

KITCHEN DINER

13'8" x 12'3"

Wall and base units with wine rack and glass unit, built in microwave, space for range style cooker, integrated dishwasher, one and a half ceramic sink with mixer tap, wooden beam to ceiling, spotlights, tiled flooring, window to the rear elevation. Doors giving access to Utility and Cellar.

CELLAR

14'11" x 9'3"

With power and lighting.

UTILITY

8'4" x 7'7"

Fitted wall and base units, space and plumbing for automatic washing machine, space for dryer and fridge freezer, stainless steel sink with mixer tap, wall light, atrium glass ceiling, door leading into Family Room/Office and further door opening out to the Courtyard.

FAMILY ROOM/OFFICE

13'7" x 13'9"

Decommissioned log burner and flue, cupboard, double doors to the rear elevation and window to the side elevation, wooden panel flooring.

FIRST FLOOR LANDING

5'6" x 12'3"

Giving access to Bedroom and family Bathroom. Stairs rising to the second floor accommodation, wood panel flooring and window to the rear elevation.

BEDROOM ONE

12'5" x 12'6"

Window to the front elevation, door to walk in wardrobe, t.v. point, wood flooring, feature fireplace and rose to ceiling.

WALK IN WARDROBE

3'8" x 9'8"

Built in wardrobe, shelving, wall lights and wood flooring.

FAMILY BATHROOM

11'3" x 12'4"

White suite comprising stand alone bath with shower attachment to taps, corner shower unit, pedestal wash hand basin, low level flush w.c., cupboard housing recently installed Alpha boiler, wooden wall panelling, spotlights to ceiling, laminate flooring and window to the rear elevation.

SECOND FLOOR LANDING

5'5" x 12'4"

Giving access to Bedrooms and w.c., loft access, window to the rear elevation, panel flooring and radiator.

BEDROOM TWO

17'7" x 12'8"

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

BEDROOM THREE

12'6" x 12'4"

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

W.C.

Low level flush w.c., wall mounted sink with mixer tap, vinyl flooring and shelving.

EXTERNALLY

The front garden is mainly laid to stone chip, with tree and mature shrubs, wrought iron railings and a gate leading to the front door via paving. The private rear garden has two levels with the lower section having block paved area allowing off street parking for one vehicle with wrought iron gate, EV charger and socket. Steps lead down to the double doors leading into Family Room/Study and space leads to Courtyard, w.c. and log store. The upper section has a paved seating area, wooden shed, stone chip areas with mature shrubs, trees and hedging.

We are advised there is a side access road leading off Station Road allowing access to the rear of the property which is maintained by the properties it serves.

COUNCIL TAX


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

TENURE - FREEHOLD

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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 about the value of your property, Hunters can 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.

England & Wales  2002/91/EC









