



Highfield Road, Bawtry DN10 6QN

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## Highfield Road, Bawtry DN10 6QN

Situated in a sought after cul de sac on the outskirts of Bawtry this three-bedroom detached dormer bungalow has been refurbished by the current owners and must be viewed to appreciate the accommodation on offer. **VIEWING IS HIGHLY RECOMMENDED!**







**DESCRIPTION**

Briefly the property comprises master bedroom with en suite and dressing room to the first floor, whilst the ground floor has two further bedrooms, a lounge, kitchen dining living area, utility room and a shower room. Outside is a well-maintained landscaped garden to the rear, with views over the countryside, whilst the front has a garden with driveway allowing off street parking for several vehicles. The property benefits from gas central heating, double glazing, wet underfloor heating throughout the ground floor, oak panel doors, thermostatic controllers to most rooms.

Bawtry is a market town with a wealth of amenities including shops, boutiques, restaurants, schools, health centre, library and sports facilities including the golf club which is only a few minutes' drive from the main town. It lies close to the A1M for motorway access and the east coast mainline is accessible from Retford or Doncaster.

**ACCOMMODATION**

The property is accessed via a porched entrance with two downlighters and composite door leading into :

**OUTER ENTRANCE HALL**

4'9" x 12'9"

Providing access to two bedrooms and shower room, cupboard, double doors leading to the inner hall with LVT flooring and four electrically operated velux windows.

**BEDROOM TWO**

12'9" x 13'0"

Currently used as a dining room

TV point, LVT flooring and bay window to the front elevation.

**BEDROOM THREE**

12'9" x 13'0"

TV point, LVT flooring and bay window to the front elevation.

**SHOWER ROOM**

12'1" x 6'3" to maximum dimensions

Shower unit with rainfall head and handheld unit, wall mounted wash hand basin with mixer tap and drawer, low level flush wc, spotlights to ceiling with extractor fan, chrome wall radiator, window to the side elevation.



#### **INNER HALL**

11'5" x 12'11"

Providing access to the kitchen diner via double doors, stairs rising to the first floor accommodation, under stairs cupboard, LVT flooring.

#### **KITCHEN DINER LIVING AREA**

31'6" x 13'6"

Kitchen Diner area

Fitted with cream wall and base units with complementary granite worktops, breakfast bar, space for range style cooker with extractor fan over, integrated dishwasher, one and a half stainless steel sink with mixer tap and instant hot water facility, TV point, towel rail, spotlights to ceiling and smoke alarm space for American style fridge freezer, LVT flooring, two windows to the side and one to the rear elevation and bifold doors leading out to the rear garden, further door leading into the utility room.

Living area

Wood burner with flu, LVT flooring, spotlights, and double doors opening into:



#### **LOUNGE**

10'10" x 16'3"

TV point, telephone/broadband connection with Cat5 ethernet cabling, LVT flooring and window to the side elevation.

#### **UTILITY ROOM**

9'8" x 9'4"

Continuation of wall and base units from the kitchen, wine rack and shelves, granite worktop, space for washing machine and dryer, stainless steel sink, spotlights to ceiling with extractor fan, chrome wall radiator, composite door to side entrance with two glass panels.

#### **FIRST FLOOR LANDING**

14'2" x 18'2"

Galleried landing overlooking the front entrance hallway with wood and glass balustrades, study area, spotlights to ceiling with four Velux windows and a further velux window to the side, smoke alarm and loft hatch. Door providing access to:

#### **MASTER BEDROOM**

23'5" x 14'11"

Two TV point, six Velux windows to the rear and one to each side, two radiators. doors leading into en suite via dressing room.





#### **DRESSING ROOM**

3'2" x 9'1"

Built in open plan wardrobes to both sides with drawers, spotlights to ceiling, wall radiator, and Velux window to the side.

#### **EN SUITE**

8'11" x 13'2"

Accessed via dressing area with Velux window to the side, radiator and door into the en suite, standalone slipper bath with mixer tap and hand held shower unit attachment, walk in shower with rainfall head and hand held unit, unit with cupboards housing wash hand basin with mirror over, low level flush wc, shaving socket, wall radiator, spotlights to ceiling with extractor fan, Velux window to the side.

#### **EXTERNALLY**

To the front is a bonded driveway allowing off street parking for several vehicles, downlighters to property, lawn and mature border with hedging, gated access to both sides leading to the rear.

The rear garden has hedging and fencing to each side and is mainly laid to lawn with mature borders, paving, stone chip area and Summer House on raised decking, outside tap, double power socket and outbuilding. The garden opens to the rear strip

of land which is laid to lawn with a pagoda, garden store shed, tree and views over

the countryside

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.



#### **OUTBUILDING**

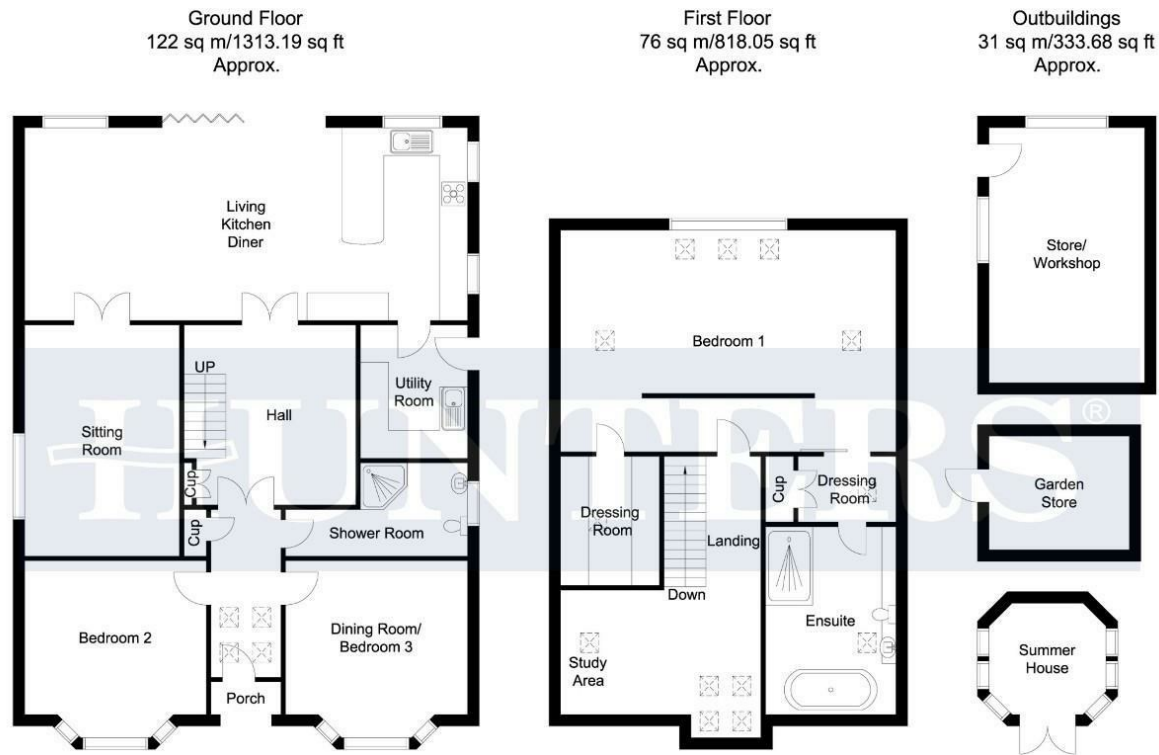
10'5" x 17'11"

Power and lighting, roof storage, wood workbench with drawers, and external power socket.

#### **COUNCIL TAX**

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

#### **TENURE - FREEHOLD**



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		Current	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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	81	88

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -  
 01302 710773 <https://www.hunters.com>

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