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## Bawtry Road

Austerfield, Doncaster, DN10 6QW

Offers In The Region Of £350,000



Council Tax: C



# Rivelin Bawtry Road

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### DESCRIPTION

Having been refurbished and modernised by the current vendors, the property briefly comprises entrance hall, lounge, extended kitchen diner and cloakroom to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from a stone chip driveway for off road parking to the front and a secure enclosed garden to the rear with countryside views. The property also benefits from gas central heating and double glazing.

Austerfield is a village lying one 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, primary school, leisure facilities and a hotel. The village of Austerfield benefits from the Mayflower Bar Eatery and Inn along with Austerfield study centre. Bawtry Golf and Country Club is located on the outskirts of the village.

### ACCOMMODATION

The property is accessed via a porched entrance with a white uPVC door with glass panel leading into:

#### ENTRANCE HALLWAY

6'4" x 17'5" (1.95 x 5.32)

Providing access to Lounge, Kitchen Diner and Cloakroom, stairs rising to first floor accommodation with under stairs cupboard, shoe holder, coat hanger, wood panel flooring, smoke alarm to ceiling, two radiators and white uPVC door to the side elevation with glass panel.

#### LOUNGE

11'6" x 14'0" into the bay window (3.53 x 4.29 into the bay window)

Wood shelf over chimney breast over sealed

fireplace with opening, TV and telephone points, two wall lights, dado rail, wood panel flooring, bay window to the front elevation and radiator.

#### KITCHEN DINER

Fitted with wall and base units with complementary corian work surface, built in Hotpoint oven and grill, integrated fridge freezer, central island with integrated dishwasher, one and a half sink unit with mixer tap over, opening through to Dining area, TV point, bi-fold doors opening out to the rear garden, three velux windows, spotlights to ceiling, wood panel flooring and further window to the rear elevation.

#### DOWNSTAIRS CLOAKROOM

6'6" x 5'2" (2.00 x 1.60)

Suite comprising low level flush w.c., wash hand basin, wall mounted chrome radiator, wood panel flooring, spotlights to ceiling, space for washing machine and dryer on worktop.

#### FIRST FLOOR LANDING

6'6" x 8'11" to maximum dimension (2.00 x 2.72 to maximum dimension)

Providing access to Bedrooms and Bathroom, loft access, dado rail and window to the side elevation.

#### BEDROOM ONE

11'7" x 11'6" (3.55 x 3.53)

Dado rail, two windows to the front elevation and radiator.

#### BEDROOM TWO

11'1" x 12'10" (3.38 x 3.93)

Dado rail, two windows to the rear elevation and radiator.

### BEDROOM THREE

6'11" x 9'3" (2.11 x 2.84)

Window to the rear elevation and radiator.

### FAMILY BATHROOM

6'2" x 7'4" (1.89 x 2.26)

Tiled throughout with matching white suite comprising panel bath with rainfall shower head and handheld unit, wash hand basin with mixer tap and two drawers under, low level flush w.c., vertical radiator, spotlights to ceiling, extractor fan and window to the front elevation.

### EXTERNALLY

Stone chip drive to the front accessed via two wrought iron gates allowing off road parking for several vehicles, corner bed with two Ielandi trees and fir tree, brick wall to side boundary and hedging to the other. A gate leads to the side passage leading to the rear garden with two outside taps, (hot and cold). The secure rear garden is mainly laid to lawn with paving, fencing to three sides, tool shed and three downlighters.

### COUNCIL TAX

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

TENURE - FREEHOLD



## Road Map



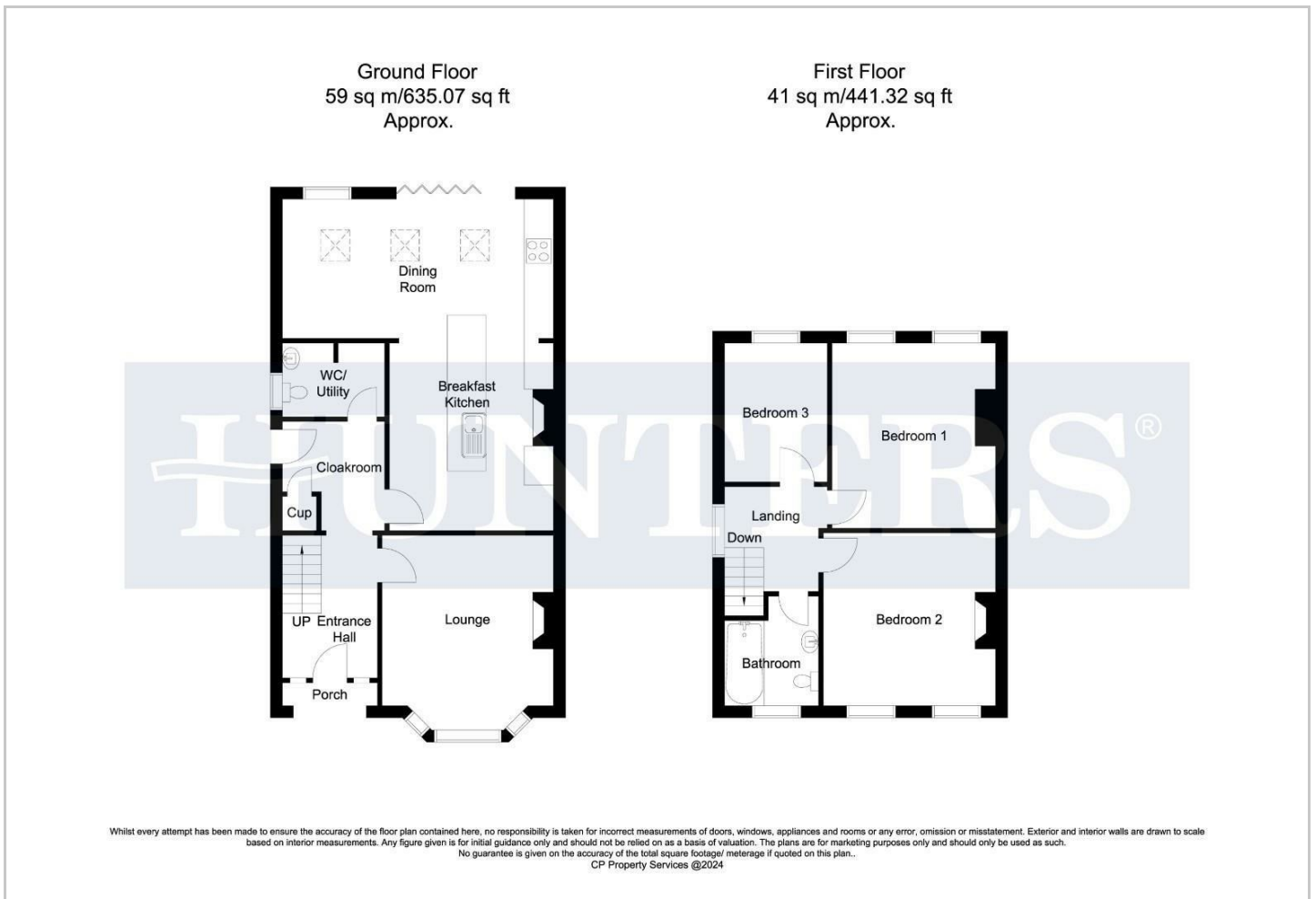
## Hybrid Map



## Terrain Map



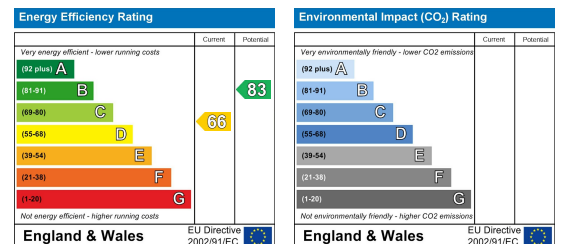
## Floor Plan



## 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.