

HUNTERS[®]

HERE TO GET *you* THERE



Oak Tree Road

Bawtry, Doncaster, DN10 6LD

Offers In The Region Of £340,000



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Council Tax: D



6 Oak Tree Road

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DESCRIPTION

Briefly the property comprises lounge through diner, kitchen, conservatory, inner hall, three bedrooms, and bathroom, whilst outside there are gardens to front and rear with a separate garage and off street parking for several vehicles. The property also benefits from gas central heating and double glazing.

ACCOMMODATION

The property is accessed via a wooden door with glass panel to side leading into:

LOUNGE THROUGH DINER

Central flame effect fire, TV and telephone points, bay window to the front elevation, three radiators.

DINING AREA

8'4" x 11'11" (2.55 x 3.64)

Radiator and sliding door opening to the rear garden.

KITCHEN

8'11" x 11'11" (2.72 x 3.64)

Tiled throughout, fitted kitchen comprising wall and base units with complementary worktops, built in oven with grill, four ring induction hob, integrated fridge freezer, one and a half ceramic sink with mixer tap, window to the rear elevation, door leading into:

CONSERVATORY

10'11" x 11'6" (3.35 x 3.51)

Fan to ceiling, plumbing for washing machine and doors opening to rear garden.

INNER HALL

4'0" x 6'4" (1.24 x 1.94)

Providing access to two of the bedrooms, bathroom, lounge, and kitchen

BEDROOM ONE

12'5" x 10'11" (3.80 x 3.34)

Accessed from the lounge with built-in wardrobe, window to the side elevation and radiator.

BEDROOM TWO

12'4" x 10'3" (3.78 x 3.13)

Window to the rear elevation and radiator.

BEDROOM THREE

12'5" x 8'10" (3.80 x 2.71)

Window to the rear elevation and radiator.

BATHROOM

6'9" x 5'4" (2.08 x 1.65)

Tiled throughout with matching white suite comprising panel bath with Mira Sport electric shower over, pedestal wash hand basin with mixer tap, low level flush w.c., wall mirror, chrome towel radiator and loft hatch.

EXTERNALLY

The front garden is laid to lawn with mature borders and a paved drive accessed via wrought iron gates leading to the garage which allows off street parking for several vehicles. The brick-built garage (2.86 x 6.25) with up and over door, power and lighting, personal door to the side.

A gate leads to the rear garden which can also be accessed via the conservatory and is laid mainly to lawn with mature borders, greenhouse, lelandi hedging and fencing to the rear.

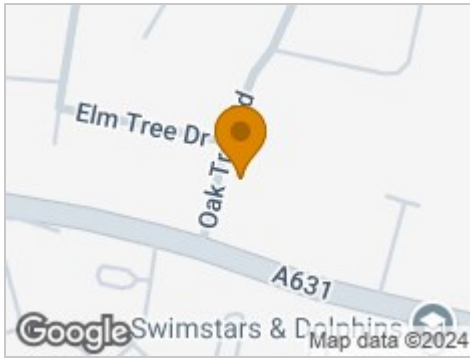
COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



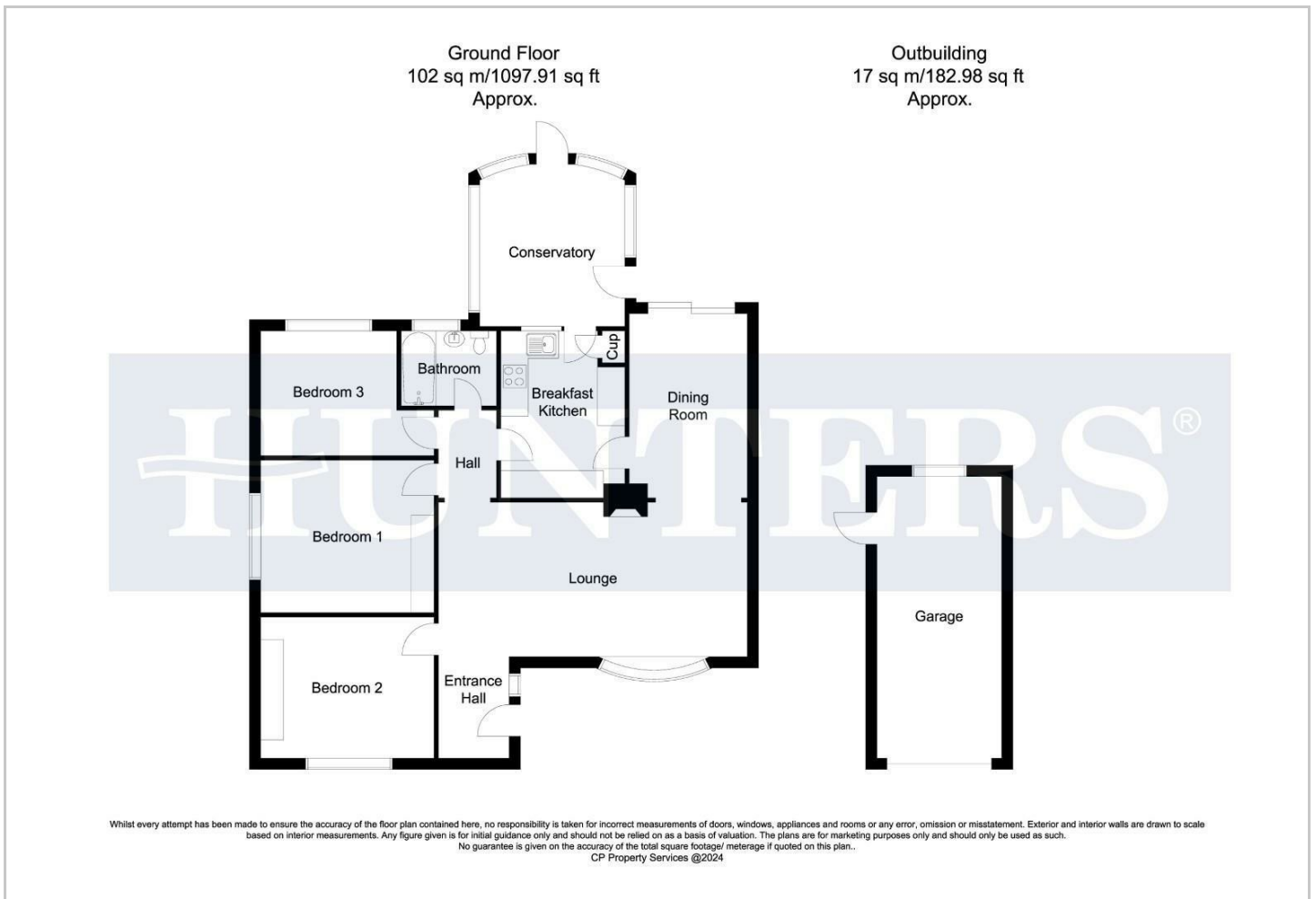
Hybrid Map



Terrain Map



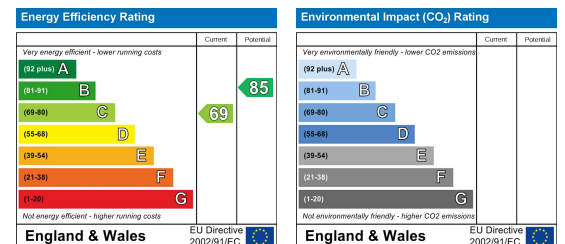
Floor Plan



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.