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Oak Tree Road

Bawtry, DN10 6LD

Offers Over £380,000



Council Tax: C



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DESCRIPTION

Briefly the property comprises Entrance Hall, Lounge, Dining Room, Breakfast Room, three Bedrooms and Shower Room to the ground floor with a further Bedroom and Shower Room to the first floor. Gardens are to the front and rear with a converted Garage offering a Utility Room and workshop. A driveway and car port allows off street parking for three vehicles. The property also benefits from gas central heating and double glazing.

Bawtry is a market town situated between Retford, Gainsborough and the city of Doncaster with transport links via the east coast mainline and motorway networks. There is a range of shops, boutiques, restaurants and the Crown Hotel together with other amenities including schools, library, health centre, dentists, gym and cricket club.

ACCOMMODATION

The property is accessed from either side via white uPVC doors with glass panels leading into the Entrance Hallway and Kitchen respectively.

ENTRANCE HALLWAY

6'3" x 22'0" (1.91 x 6.73)

Built in storage cupboards, smoke alarm to ceiling, radiator. Doors providing access to three Bedrooms and Shower Room, door to Breakfast Room and stairs rising to first floor.

BEDROOM ONE

11'3" x 12'9" (3.44 x 3.90)

Built in wardrobes, two windows to the front elevation and radiator.

BEDROOM TWO

7'9" x 10'11" (2.38 x 3.34)

Window to the front elevation and radiator.

BEDROOM THREE/STUDY

9'0" x 8'4" (2.76 x 2.55)

Window to the front elevation and radiator.

SHOWER ROOM

10'0" x 6'2" (3.07 x 1.88)

Half tiled with walk in shower, wash hand basin in unit with cupboards, low level flush w.c., vanity unit, two towel rails, shaving socket, spotlights to ceiling, window to the side elevation and radiator.

BREAKFAST ROOM

11'10" x 8'3" (3.63 x 2.52)

With double doors leading into the Lounge, door leading into Kitchen and space to the Dining Room, telephone point and radiator with shelf over.

LOUNGE

21'3" x 11'1" (6.50 x 3.40)

Central feature fireplace with surround incorporating flame effect fire, t.v. point, two windows to the rear elevation, radiator and door giving access to the rear garden. Double doors opening into Breakfast Room.

DINING ROOM

9'1" x 17'6" (2.78 x 5.34)

Space to Breakfast Room, windows to the rear and side elevations, t.v. point, radiator with shelf over.

KITCHEN

8'9" x 10'0" (2.68 x 3.06)

Accessed from the side via a white uPVC door with two glass panels and further window to the side, built in Hotpoint electric cooker and space for microwave, four ring induction hob with extractor fan over, space for fridge freezer and dishwasher, one and a half stainless steel sink with mixer tap, tiled flooring and wooden door with glass panels leading into the Breakfast Room.

FIRST FLOOR LANDING

7'11" x 6'8" (2.43 x 2.04)

Built in cupboard, windows to both side elevations and access to Bedroom and Shower Room.

BEDROOM FOUR

11'3" x 9'8" (3.44 x 2.95)

Built in drawers and cupboard, window to both side elevations, radiator with shelf over.

SHOWER ROOM

6'7" x 9'8" (2.03 x 2.95)

Shower unit, pedestal sink and low level flush w.c., shelf, access to loft storage, windows to both side elevations and radiator.

EXTERNALLY

The rear garden is over two levels with the upper section laid mainly to lawn and accessed via sets of steps to each side and a slope, the lower section has a patio area and fish pond. There are mature borders, greenhouse, two wooden tool sheds, outside light and gates on both sides leading to the front.

The front garden is laid mainly to stone chip with mature shrubs, railings and gates to both sides leading to the rear. Car port and gated drive allows off road parking for three vehicles, outside wall lights.

WORKSHOP

8'5" x 10'7" (2.57 x 3.25)

With power and lighting.

UTILITY

8'0" x 8'5" (2.45 x 2.57)

Wall and base units, space and plumbing for washing machine and dryer, stainless steel sink, space for fridge, power and lighting, mounted fuse box, window to the front elevation.

COUNCIL TAX

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

TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



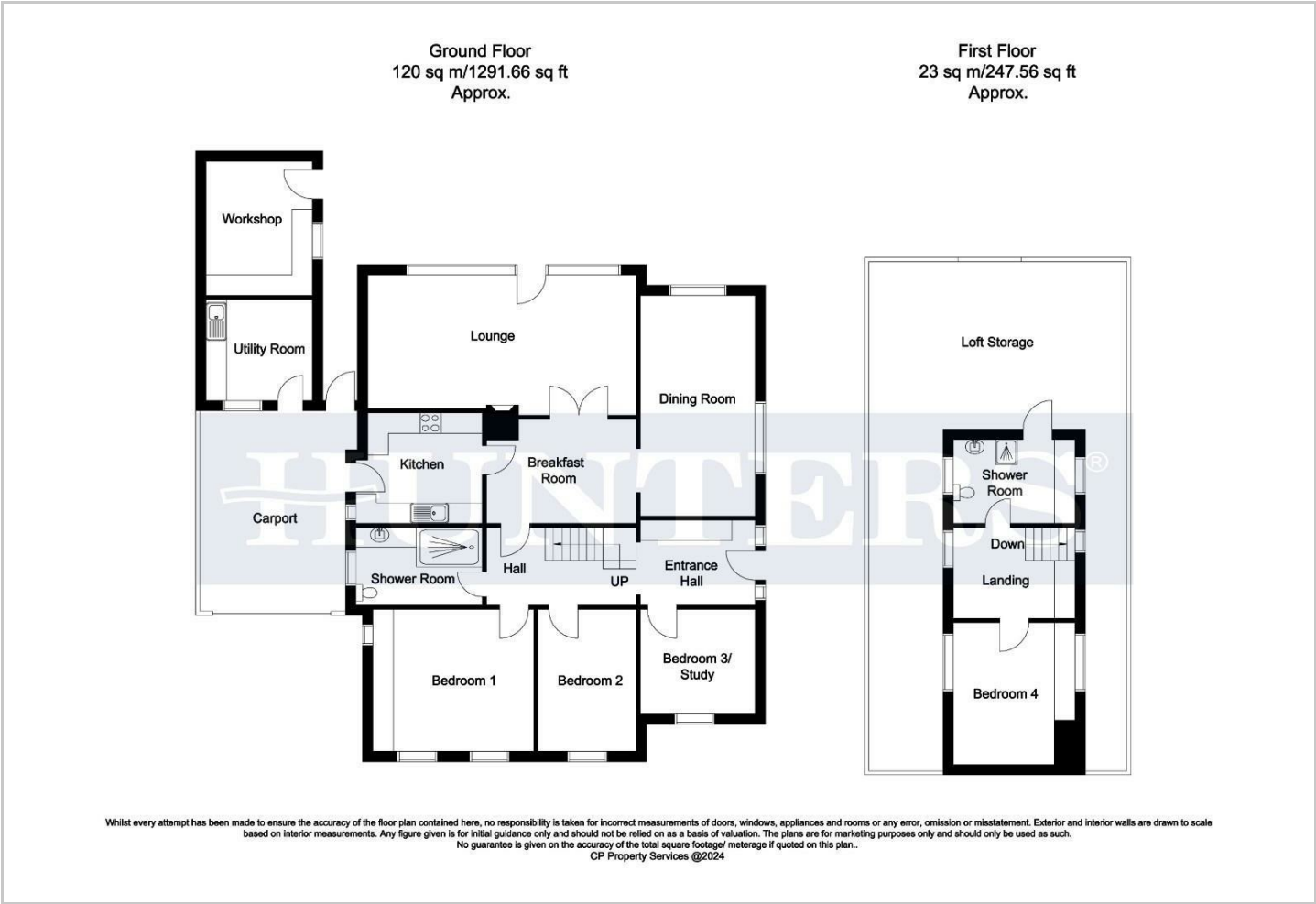
Hybrid Map



Terrain Map



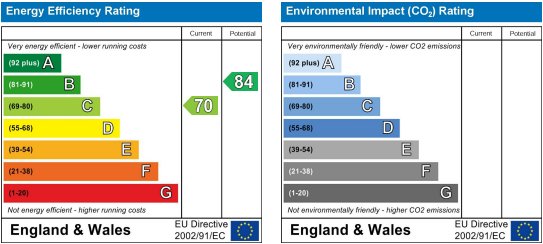
Floor Plan



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.