

# HUNTERS<sup>®</sup>

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## Thorne Road

Bawtry, Doncaster, DN10 6QL

Offers Over £300,000



Council Tax: C





# 5 Thorne Road

Bawtry, Doncaster, DN10 6QL

Offers Over £300,000



## DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner, three bedrooms, shower room and store whilst outside there are gardens to the front and rear, a separate garage and two outbuildings. The property also benefits from gas central heating and double glazing.

Austerfield is a village lying one mile to the northeast 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 also located on the outskirts of the village.

## DIRECTIONS

The property is accessed by turning off the A614 Bawtry road just past the bridge on to Highfield Road and then first left on to the rear cul de sac.

## ACCOMMODATION

The property is accessed via a white uPVC door with glass panel leading into the porch which has shelves and a further wooden door leading into:

### ENTRANCE HALL

10'5" x 8'11" (3.18m x 2.73m )

Providing access to the lounge, kitchen diner, bedrooms, bathroom and storeroom.

### LOUNGE

14'5" x 11'11" (4.40m x 3.65m )

Feature fireplace with gas flame effect fire, wall unit, TV point, window to the front elevation and radiator.

## KITCHEN DINER

18'11" x 11'1" (5.78m x 3.40m )

Wall and base units with complementary worksurface, built in oven with grill and four ring gas hob with extractor fan over, integrated fridge and provision for washing machine, cupboard with Worcester central heating boiler, stainless steel sink with mixer tap, wall mounted fuse box, tiled flooring, bay window to the front elevation and further window, radiator.

## BEDROOM ONE

11'0" x 13'11" (3.36m x 4.25m )

Windows to the rear and side elevations and radiator.

## BEDROOM TWO

10'11" x 12'6" (3.35m x 3.83m )

Built in wardrobe, window to the front elevation and radiator.

## SHOWER ROOM

5'10" x 8'10" (1.78m x 2.70m)

Tiled throughout with matching white suite comprising corner shower unit, wash hand basin with mixer tap and low level flush wc in unit, wall cupboard, chrome wall radiator, extractor fan, window to the front elevation.

## STORE ROOM

Base unit, coat hanger, window into the porch and porthole window to the front elevation.

## EXTERNALLY

The front walled garden is mainly laid to lawn with paving and mature beds, outside tap. The drive allows off street parking for two vehicles leading to

the Garage. The rear walled garden is laid to lawn and paving with mature beds. Two outbuildings situated to the side.

### **GARAGE**

16'7" x 10'9" (5.08m x 3.29m )

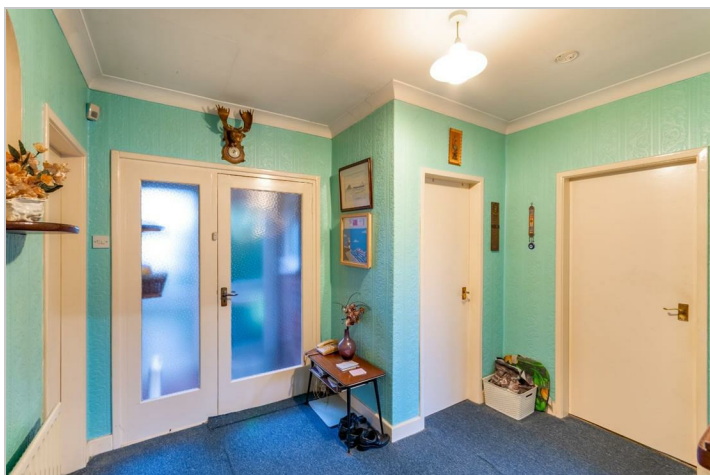
Wooden construction with power and lighting, shelves and window to the side elevation plus personal door to rear.

### **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



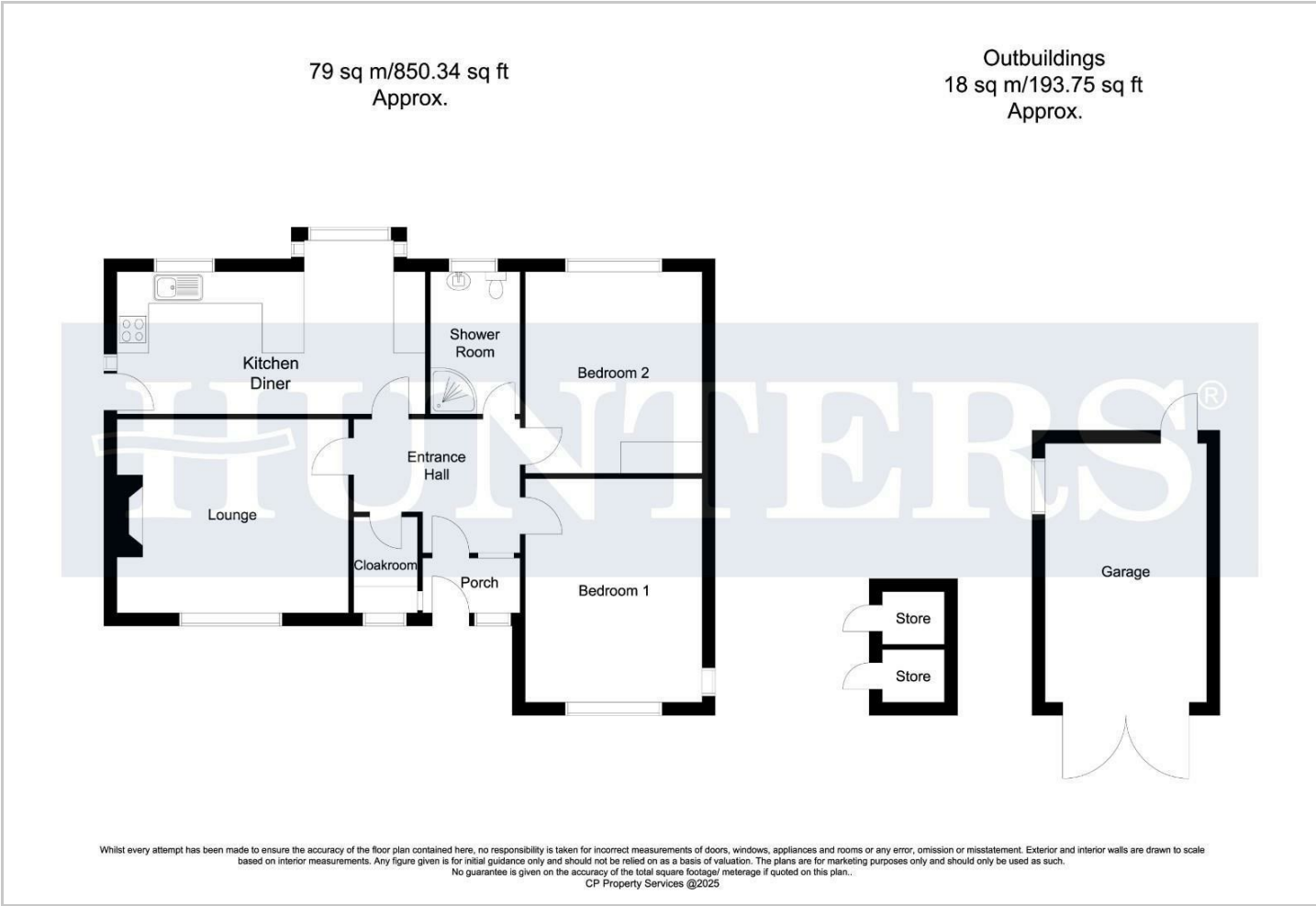
Hybrid Map



Terrain Map



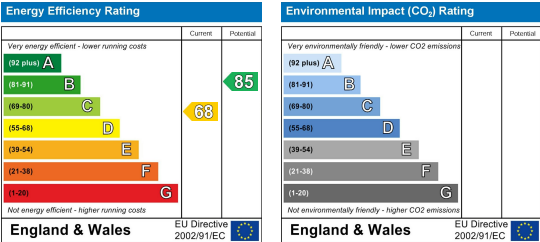
Floor Plan



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.