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HERE TO GET *you* THERE



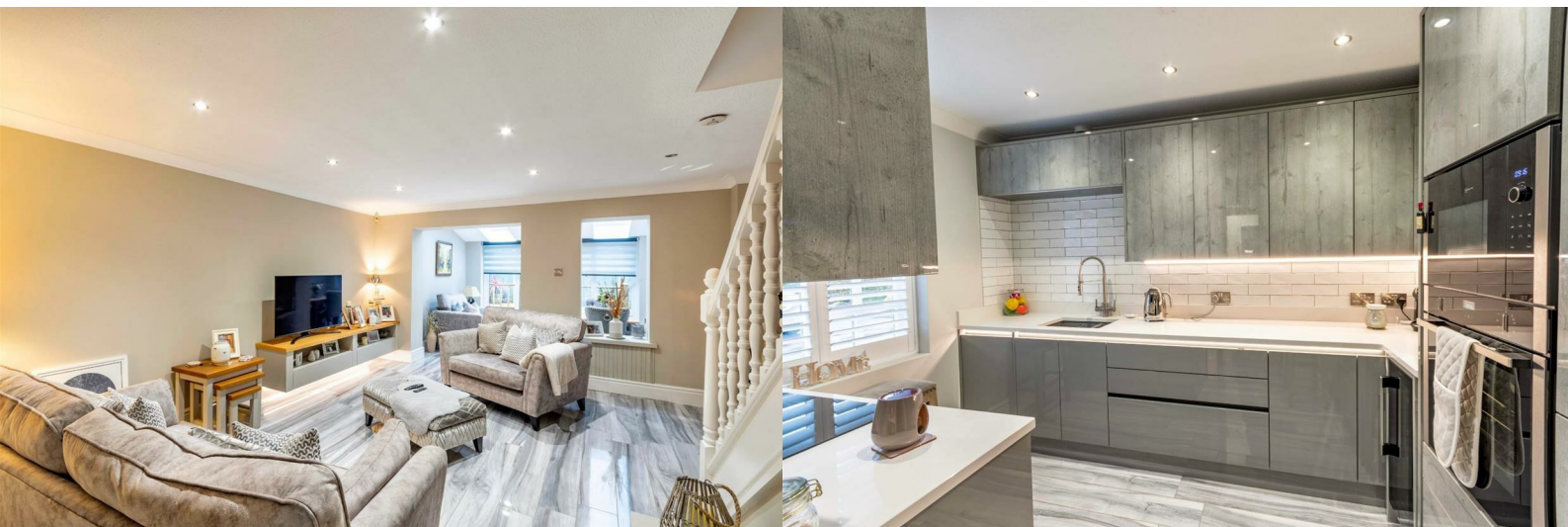
Portman Court

Bawtry, Doncaster, DN10 6RX

Offers In The Region Of £260,000



Council Tax: C



6 Portman Court

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ACCOMMODATION

The property is accessed via a composite double glazed door with semi circular glass panel leading into:

ENTRANCE HALLWAY

3'0" x 9'8" (0.92m x 2.96m)

Providing access to the Lounge, Kitchen, downstairs cloakroom.

LOUNGE

14'5" x 15'8" (4.40m x 4.79m)

TV point, porcelain panel flooring, spotlights to ceiling, smoke alarm, wall mounted thermostat controller, understairs cupboard with wall mounted fuse box, stairs rising to first floor accommodation and opening into:

DINING ROOM

11'8" x 9'2" (3.58m x 2.80m)

Porcelain panel flooring, two roof windows with remote control blinds, spotlights to ceiling, sliding doors leading out to the rear garden.

KITCHEN

7'8" x 10'11" (2.36m x 3.34m)

Range of modern wall and base units with complementary worktops, built in electric Neff oven and microwave, four ring induction hob with extractor fan over, integrated fridge freezer, dishwasher and wine cooler, one and a half sink unit with mixer tap, window to the front elevation, spotlights to ceiling and porcelain panel flooring.

DOWNSTAIRS CLOAKROOM

Suite comprising low level flush w.c., wall sink with mixer tap, wall unit, worktop with space and plumbing for automatic washing machine.

FIRST FLOOR LANDING

Providing access to bedrooms, loft access, storage cupboard, smoke alarm to ceiling and radiator.

MASTER BEDROOM

11'1" x 9'11" (3.40m x 3.03m)

Built in wardrobes and separate store cupboard with shelving, window to the rear elevation and radiator. Door giving access to:

EN SUITE

Tiled throughout with corner shower cubicle, matching white pedestal wash hand basin with mixer tap, low level flush w.c., vanity unit, extractor fan, panel flooring, window to the rear elevation and radiator.

BEDROOM TWO

8'6" x 13'0" (2.60m x 3.98m)

Built in wardrobes, TV socket, window to the front elevation and radiator. Door giving access to:

EN SUITE

Tiled throughout with matching white suite comprising panel bath with overhead shower, pedestal wash hand basin, low level flush w.c., extractor fan, window to the front elevation.

EXTERNALLY

The rear garden has a raised decking area with gate to the rear access passage, stone chip area with paving stones. Parking is available to the rear of the complex and two visitors parking spaces are available.

Tel: 01302 710773

GARAGE

8'2" x 16'7" (2.51m x 5.06m)

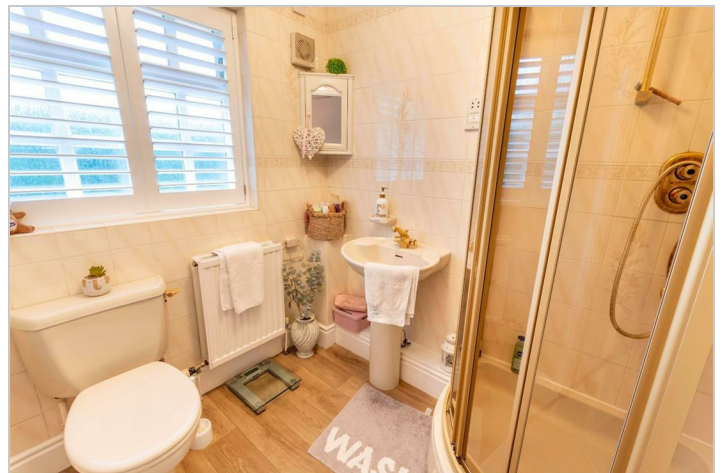
With electric door, power, lighting and roof storage area.

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



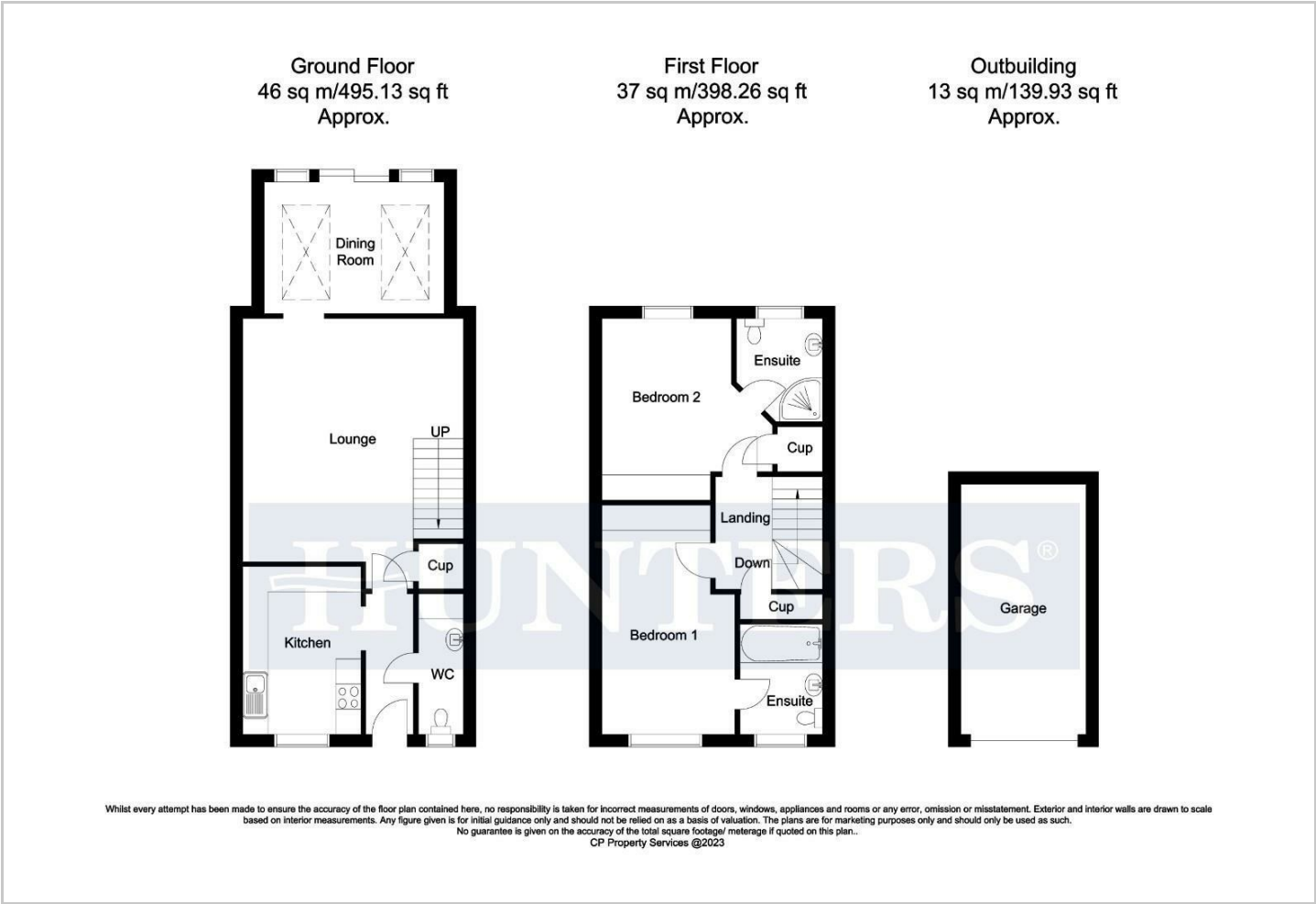
Hybrid Map



Terrain Map



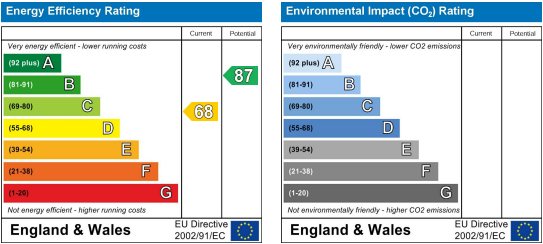
Floor Plan



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.