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23 Eshton Rise, Bawtry, Doncaster, DN10 6XN

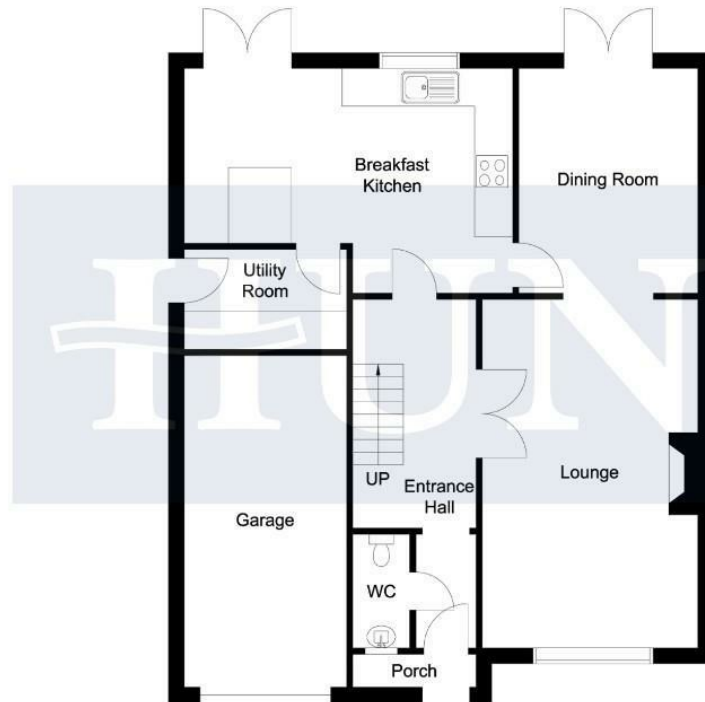
23 Eshton Rise, Bawtry, Doncaster, DN10 6XN

Offers In The Region Of £385,000

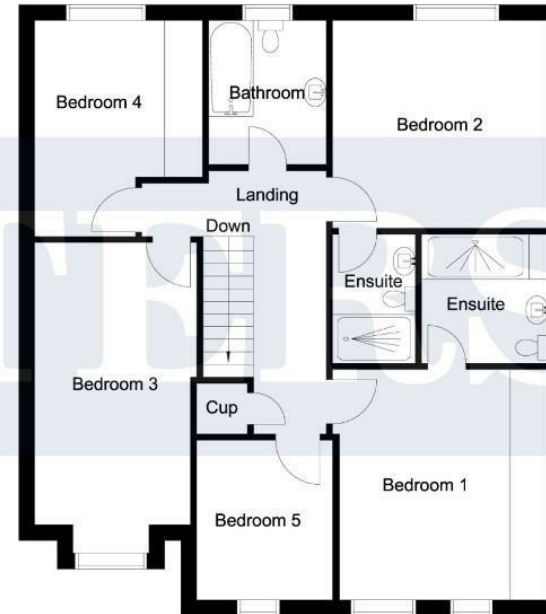
This FIVE bedroom detached house situated in a popular estate on the northern outskirts of Bawtry just off the A638 to Doncaster has been improved and modernised by the current owners and early inspection is highly recommended.

Hunters Bawtry 6 High Street, Bawtry, DN10 6JE | 01302 710773  
Bawtry@hunters.com | www.hunters.com

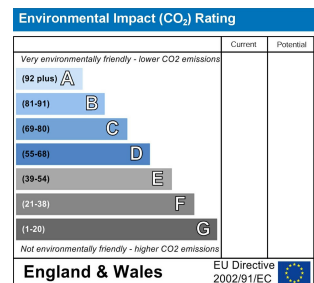
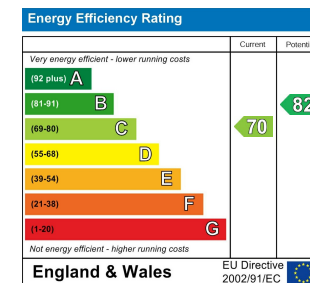
Ground Floor  
77 sq m/828.82 sq ft  
Approx.



First Floor  
72 sq m/775.00 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
CP Property Services @2025





DESCRIPTION

Briefly the property comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility and downstairs Cloakroom to the ground floor and five Bedrooms, TWO with En Suites, and Family Bathroom to the first floor. Outside is a private garden to the rear overlooking woods and driveway to the front allowing off street parking for several vehicles along with a garage. The property also benefits from double glazing and gas central heating.

Bawtry is a market town situated between Retford, and the city of Doncaster with good transport links via the east coast mainline and motorway networks being close to the A1. There are a range of shops including Sainsburys, boutiques, restaurants and the Crown Hotel together with other amenities including a school, library, health centre, dentists, a bowls and cricket club and a golf club on the outskirts of the town.

ACCOMMODATION

The property is accessed via a porched entrance to the front with downlighter, white uPVC door with glass panel leads into:

ENTRANCE HALLWAY

Providing access to the lounge, kitchen and downstairs cloakroom, stairs rising to first floor accommodation with cupboard under, wall mounted thermostat, spotlights and smoke alarm to ceiling, tiled flooring and radiator.

LOUNGE

10'10" x 18'1"

Open plan to the dining room, feature fireplace housing gas fire, TV and telephone points, dimmer switch, wood panel flooring, spotlights to ceiling, window to the front elevation and radiator.

DINING ROOM

9'3" x 11'8"

French doors leading out to the rear garden, two shelves, spotlights to ceiling, wood panel flooring, radiator. Door leading into:

KITCHEN

17'0" x 9'9"

Modern style kitchen with a range of gloss wall and base units with complementary worktops, built in double oven, microwave, four ring hob with extractor fan over, integrated fridge freezer, one and a half stainless steel sink with mixer tap and splashback tiling, telephone point, tiled flooring, spotlights to ceiling, dimmer switch, French doors opening to the rear garden, window to the rear elevation and door leading into:

UTILITY

8'7" x 5'1"

Wall and base units with worktop and space under for dishwasher and washing machine, wall mounted Potterton boiler, tiled flooring, white uPVC door with glass panel to the side elevation.

DOWNSTAIRS CLOAKROOM

Half tiled with low level flush w.c., wash hand basin with mixer tap in cupboard unit, towel holder and window to the front elevation.

FIRST FLOOR LANDING

6'1" x 13'9" to maximum dimension

Providing access to bedrooms and bathroom, loft with drop down ladder, airing cupboard, spotlights to ceiling and smoke alarm, radiator.

BEDROOM ONE

8'11" x 12'0"

Built in wardrobes, wood panel flooring, window to the front elevation and radiator. Door leading into:

EN SUITE

6'1" x 6'8"

Tiled throughout with walk in shower, wash hand basin in unit with mirror over, low level flush wc, spotlights to ceiling, extractor fan, heated towel radiator.

BEDROOM TWO

11'3" x 10'7"

Window to the rear elevation and radiator. Door giving access to:

EN SUITE

4'7" x 6'8"

Tiled throughout with walk in shower, wash hand basin with mixer tap, mirror over and cupboard under, low level flush wc, heated towel radiator, spotlights to ceiling with extractor fan, towel holder.

BEDROOM THREE

8'8" x 16'0" to maximum dimension

Shelf, dimmer switch, wood panel flooring, spotlights to ceiling, window to the front elevation and radiator.

BEDROOM FOUR

6'9" x 11'5"

Built in wardrobe, spotlights to ceiling, window to the rear elevation and radiator.

BEDROOM FIVE

8'9" x 6'4"

Currently used as an Office. Wood panel flooring, spotlights to ceiling, window to the front elevation and radiator.

BATHROOM

6'1" x 7'4"

Half tiled with white suite comprising panel bath, wash hand basin with mirror over and cupboard under, further wall cupboard, spotlights and extractor fan to ceiling, obscure window to the rear elevation and chrome towel radiator.

EXTERNALLY

To the front of the property is a driveway allowing off street parking for several vehicles leading to the garage. and small gravelled garden area. A side gate leads to the private landscaped rear garden which overlooks woods and can also be accessed from the dining room and kitchen via French doors to the rear. There is a paved seating area with pergola, lawned and stone chip areas, mature borders with a palm tree and other plants and shrubs, security lighting and timber fencing.

GARAGE

8'5" x 16'4"

Single garage with electric door, power, lighting, and fuse box.

COUNCIL TAX

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

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. 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.













