

HUNTERS®

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Lilac Grove

Bawtry, DN10 6LN

Offers In The Region Of £240,000



Council Tax: B



14 Lilac Grove

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DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen, conservatory, two bedrooms, bathroom, and separate cloakroom whilst outside there is a wrap around garden, separate garage to the side with drive facilitating off street parking for several vehicles. The property also benefits from gas central heating and double glazing.

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 is 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 white uPVC door with glass panel leading into:

ENTRANCE HALL

Providing access to the lounge via a folding door and kitchen with dimmer switch and radiator.

LOUNGE

11'6" x 17'10" (3.53m x 5.44m)

TV point, wall mounted thermostat, window to the front elevation, radiator and door leading into inner hall.

KITCHEN

5'10" x 15'2" (1.78m x 4.63m)

Wall and base units with complementary worksurface, spaces for cooker, fridge freezer and washing machine, one and a half ceramic sink,

windows to the front and side elevations, split section wooden door leading into:

CONSERVATORY

9'3" x 9'4" (2.82m x 2.87m)

Doors to the rear and side elevation overlooking the garden.

BEDROOM ONE

11'4" x 9'8" (3.46m x 2.96m)

Window to the rear elevation, shelf, radiator and Door leading into the Bathroom.

BATHROOM

8'6" x 10'6" (2.60m x 3.21m)

Tiled throughout with matching white suite comprising corner bath, pedestal sink with mirror over, low level flush wc, shower unit, vinyl flooring, towel holder, windows to the rear and side elevations and radiator.

BEDROOM TWO

10'6" x 10'8" (3.21m x 3.26m)

Built in wardrobe, telephone point, Mitsubishi air conditioning unit, shelving, doors opening to the rear garden, radiator.

CLOAKROOM

8'0" x 5'4" (2.44m x 1.63m)

Part tiled with pedestal sink, low level flush wc, coat hanger, access to loft housing the boiler, towel holder, radiator.

EXTERNALLY

With a wrap around lawned garden, the front having paving with laurel and leylandii trees and a gate whilst the rear has paving, raised beds, greenhouse,

trees and hedging. There is a separate side entrance with railing, gates leading to the garage via a block paved drive which provides off street parking for several vehicles.

GARAGE

Electric door, power and lighting, work benches, two windows, personal door to the side with stone chip area.

COUNCIL TAX

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

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



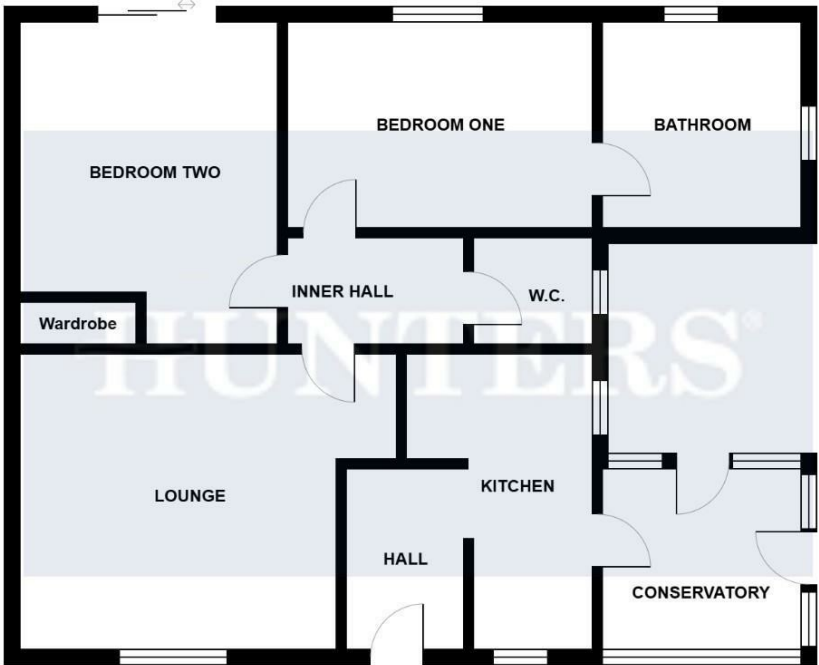
Hybrid Map



Terrain Map



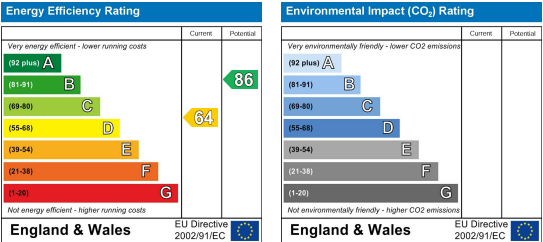
Floor Plan



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.