



Station Road, Doncaster DN10 6PT

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



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Hunters are delighted to offer this substantial FIVE bedroom detached family home which is close to the centre of the town of Bawtry and has garden to the rear, off street parking and double garage with annex to the rear of this. Renovated but retaining some of its period features. Viewing is HIGHLY recommended to appreciate the accommodation on offer.





## DESCRIPTION

Briefly the property comprises entrance hallway, kitchen diner, lounge, second reception, utility room and downstairs cloakroom to the ground floor whilst there are five bedrooms one with en suite plus family bathroom to the first floor. Outside is a drive facilitating off street parking for several vehicles leading to a double garage which has an annex room to the rear and private gardens to the side and rear. 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 close by via the east coast mainline and motorway network. There is a good range of amenities including shops, boutiques, restaurants, coffee shops and the Crown Hotel, together with a library, Heath Centre, dentists, gym, crown green bowling club and golf club on the outskirts of the town.

## L SHAPED ENTRANCE HALL

The entrance hall is accessed via a white uPVC door with Karndean flooring under stairs cupboard, spotlights to ceiling, radiator and provides access to the kitchen/dining room, lounge, second reception room, utility and downstairs cloakroom, stairs rising to the first floor accommodation,

## KITCHEN/DINER

28'8" x 14'0"

### Kitchen Area

Central island giving additional storage below, range of wall and base units with complementary worktops, electric induction hob, double oven and microwave and integral dishwasher, built in fridge freezer, one and a half bowl sink unit and drainer, splashback tiling to the walls and Karndean flooring, spotlights to ceiling, and bifold doors opening to the side garden.

### Dining Area

Karndean flooring two cast iron style radiators. Cornice to the ceiling, tv aerial, spotlights to the ceiling and windows to the rear and side elevations.

## LOUNGE

15'10" x 14'0"

Feature fireplace with stone surround, pewter insert and a black slate hearth. Cornice and picture rail to the ceiling, solid oak flooring, built in shelving, storage to the alcove. uPVC French doors with windows to the side gives access to the stone patio area, tv aerial and cast iron style radiator, windows to the rear and side elevations.



## **SECOND RECEPTION ROOM**

12'3" x 13'11"

Side facing uPVC double glazed bay window, fitted shelving and storage to alcoves, tv aerial, cornice and picture rail to ceiling and radiator.

## **REAR ENTRANCE**

Leading out to the garage area and garden, storage cupboard and cloak space, radiator, spotlights to the ceiling. picture rail and a side facing uPVC double glazed window.

## **UTILITY ROOM**

6'2" x 10'5"

With side and front facing uPVC double glazed windows, wall mounted central heating boiler situated in cupboard, range of wall and base units incorporating microwave. Plumbing for automatic washing machine and space for a tumble dryer, tiling to the floor. Stainless steel sink unit and drainer, radiator.

## **CLOAKROOM**

Two piece suite comprising low flush wc and wash hand basin, cornice to ceiling and half tiling to the walls, tiled flooring with underfloor heating. Spotlights to ceiling and front facing obscure uPVC double glazed window.



## **FIRST FLOOR LANDING**

Wooden turned staircase with stripped balustrade and bannister and uPVC window. Providing access to bedrooms and bathroom.

## **BEDROOM ONE**

14'10" x 13'11"

Side facing bay style window, cornice and recess lighting to the ceiling. Feature fire surround with granite hearth (ornamental use only) tv aerial, central heating radiator.

## **BEDROOM TWO**

16'9" x 13'9"

Built in wardrobe, side and rear facing uPVC double glazed windows, recessed lights to the ceiling, picture rail, storage area to one wall. Feature fire surround (ornamental use only) and central heating radiator.

## **BEDROOM THREE**

10'6" x 13'11"

Rear facing uPVC double glazed window, picture rail, loft access, wood panel flooring, spotlights to ceiling and radiator.

## **BEDROOM FOUR**

7'9" x 10'11"

Rear facing uPVC double glazed window, spotlights to ceiling and radiator.



### BEDROOM FIVE

12'6" x 14'0"

Rear facing window, fitted wardrobes to each alcove with shelving and hanging space. Central heating radiator and tv aerial, coving to the ceiling, picture rail. Door leading into:

### EN SUITE

White suite comprising shower cubicle with power shower, low flush wc and wash hand basin, shaving socket and mirror over. Front facing obscure window, tiled walls and flooring with underfloor heating, heated towel rail and spotlight to ceiling.

### FAMILY BATHROOM

Tiled throughout with walk in shower, freestanding bath with standing tap and hand held shower, wash hand basin with mirror and light over and low level flush wc, wall cupboard, spotlight to ceiling and side facing obscure double-glazed window, two chrome heated towel rails.

### EXTERNALLY

Wrought iron electric gates give access into the grounds with separate courtesy gate alongside. To the front and side of the property is a paved parking area with turning area, raised borders with sleepers and hedging. Driveway to the front of the property leads to the double garage, with path



leading to the rear garden and to the annexe at the back of the garage. The private rear garden is mainly laid to lawn with mature beds and trees.

### GARAGE

Double garage with electric door, power and lighting and useful workshop to the rear. The workshop has storage units and additional boarded space to the eaves.

To the rear of the Garage is a room currently used as a gym with vaulted ceiling, power and lighting, separate telephone point, rear facing uPVC window and entrance door. Tiled flooring with underfloor heating.

### COUNCIL TAX

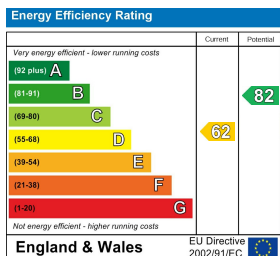
Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band F'

### 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.

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 purchaser should verify the accuracy of the working order of any such services or appliances. If the 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 a free valuation and marketing advice. Alternatively, if you are in the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -  
01302 710773 <http://www.hunters.com>

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