



Pemberton Grove, Bawtry, Doncaster, DN10 6LR

Offers In The Region Of  
£900,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







# **Pemberton Grove, Bawtry, Doncaster, DN10 6LR**

## **Offers In The Region Of £900,000**

Hunters are delighted to offer this executive home situated in a prime location within the grounds of the Bawtry Hall Estate and close to the centre of Bawtry. The property has been extended and improved to a very good standard by the current owners. Viewing is HIGHLY recommended for proceedable buyers only.





## DESCRIPTION

Briefly the property comprises entrance hall, lounge through to diner and kitchen, utility room and cloakroom to the ground floor whilst there are four bedrooms including a master with en suite, an additional en suite to the second bedroom and a shower room to the first floor. Outside there are landscaped gardens to the front with off street parking for four vehicles leading to the double garage which has been converted to a studio/gym to the rear with storage space to the front and a private courtyard with seating area to the rear and pizza oven. 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, pubs and cafes 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.

## GROUND FLOOR

### Entrance

The property is accessed from the front via a composite door with glass panel. The entrance hall provides access to the lounge, kitchen diner, utility room, cloakroom and stairs to first floor and has a telephone point, three cupboards, spotlights to ceiling with smoke alarm, two windows to side and radiator.

### Lounge

12'2" x 21'7"

Inset TV to wall, oak panel flooring, spotlights to ceiling with ornate coving, two wall lights, windows to front, rear and side. Space into:

### Kitchen Diner

21'10" x 14'11" (longest)

An open plan bespoke hand crafted kitchen, complementary marble worktops, space for range with extractor fan over, integrated dishwasher, fridge and freezer, central island with one and a half sunken Shaw sink with mixer tap, wine cooler and feature candle bulb light fitting over. There is a brick fireplace housing a log burner, oak panel flooring, spotlights to ceiling, cupboard, double doors to the side and radiator. Space into the entrance hall.



## Utility Room

8'1" x 11'9"

Bespoke hand crafted units with Carrara marble worktops, integrated NEFF microwave, spaces for fridge freezer, washing machine and a dryer. Sunken stainless steel sink unit with mixer tap, cupboard with shelves and lights, tiled flooring, spotlights to ceiling, window to front and barn door to side.

## Downstairs Cloakroom

4'7" x 3'11"

Low level flush wc, wash hand basin in unit with mixer tap and cupboard under, mirror over, vanity unit with mirror door, spotlights to ceiling, oak panel flooring, radiator.

## FIRST FLOOR LANDING

5'11" x 20'4" (widest)

Access to the four bedrooms, bathroom, airing cupboard, and loft, with spotlights to ceiling, smoke alarm.

## Dressing Room

11'9" x 7'4"

The dressing room leading from the landing into the Master Bedroom and has built in bespoke hand crafted wardrobes, dressing table and drawers, oak panel flooring, spotlights to ceiling and two windows to the front.

## Master Bedroom

13'8" x 11'5"

A double bedroom with spotlights to ceiling, USB sockets to wall, two windows to side, window to front, radiator and sliding wood door into en suite.

## En Suite

11'6" x 7'3"

Tiled throughout with Italian porcelain tiles, stand alone bath and mixer tap over plus hand held shower attachment, shower unit with rainfall head and hand held unit, his and hers wash hand basins with mixer taps in unit with mirror over and cupboard under and towel shelves, two wall lights, spotlights to ceiling and window to rear.





**Bedroom Two**  
 16'4" x 12'6" into rear window  
 Built in wardrobes, spotlights to ceiling, oak panel flooring, window to rear, radiator and door into:

**En Suite**  
 Tiled throughout with Carrara marble tiles, shower unit having rainfall head and hand held unit, wash hand basin with mixer tap on cupboard unit with illuminated mirror over, low level flush wc, wall radiator, extractor fan and spotlights to ceiling, window to rear.

**Bedroom Three**  
 11'10" x 9'3"  
 Spotlights to ceiling, two windows to front and radiator.

**Bedroom Four**  
 9'1" x 9'2"  
 Currently used as a dressing room with built in wardrobe, cupboard unit oak panel flooring, window to rear, wall radiator.

**Shower Room**  
 8'1" x 6'3"  
 Tiled throughout, shower unit with seat and mosaic tiled flooring, rainfall head and hand held unit, wash hand basin with mixer tap in drawer unit with illuminated mirror over, wall recess, spotlights to ceiling with extractor fan, window to side and mirror.

**OUTSIDE**  
 The front landscaped garden is mainly laid to lawn with with a patio seating area, hedging surround, trees and mature beds. There is a railing security gate to the hand dressed cobbled drive which leads to the double garage allowing off street parking for several vehicles, outside tap and double socket, plus wooden bin store and further raised beds.  
 The rear garden is mainly laid with Italian porcelain paving, providing seating areas which run round the side. There is a brick pizza oven, mixed shrubs and Ielandii hedging providing privacy in a meandering low level wall, two taps and external lights, wooden shed, gate leading to the front and door into rear of the garage which is a converted gym/office.



**GARAGE AND GYM/OFFICE**  
 The garage has been split into a front storage area and a gym/office to the rear.  
 The front section is 5.29m x 3.24m and has power, lighting  
 The rear gym/office measures 5.23m x 2.24m and has TV and telephone points, several power points, a fusebox, window and personal uPVC door to the rear.

**POTENTIAL BUYER INFORMATION**  
 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.

**TENURE - Freehold**  
**COUNCIL TAX**  
 Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'F'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### DISCLAIMER

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.

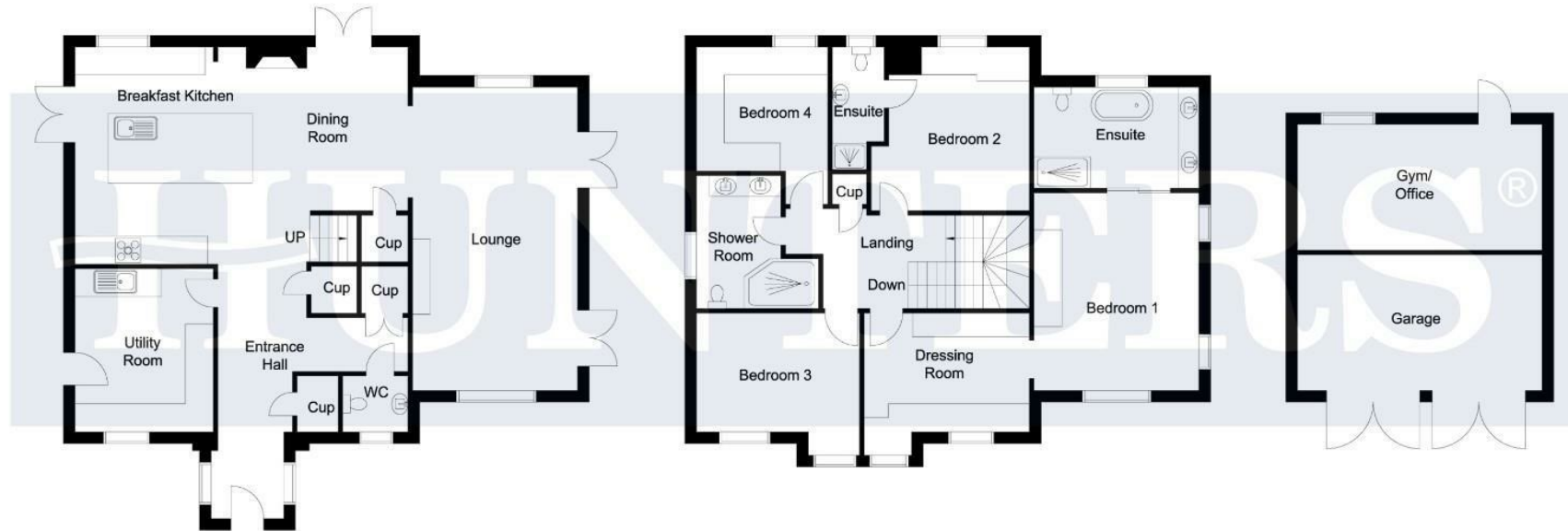
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Ground Floor  
86 sq m/925.69 sq ft  
Approx.

First Floor  
84 sq m/904.16 sq ft  
Approx.

Outbuilding  
30 sq m/322.91 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

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01302 710773 | Website: [www.hunters.com](http://www.hunters.com)

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