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## Bawtry Road

Everton, DN10 5BP

Offers In The Region Of £470,000



Council Tax: D



# Lawn Cottage Bawtry Road

Everton, DN10 5BP

## Offers In The Region Of £470,000



### DESCRIPTION

Briefly the property comprises entrance hall, kitchen diner, lounge diner, garden room and downstairs cloakroom to the ground floor and four bedrooms, master with en suite and family bathroom to the first floor. Outside is a driveway to the front accessed via electric security gates facilitating off street parking for several vehicles along with a laundry room and store. The private rear garden is accessed from the side or via two sets of French doors to the rear. The property also benefits from oil central heating and double glazing.

The Village of Everton is situated 3.5 miles south east of the market town of Bawtry which has a wealth of amenities and 7.5 miles north of the town of Retford which lies on the east coast mainline facilitating train travel to the capital and the north. The A1 motorway is also only a short drive away with links to the motorway network. Everton has a primary school, church, village hall, yurt and two village pubs.

### ENTRANCE HALLWAY

The property is accessed via a door to the front porch with glass panels, spotlight to ceiling, radiator and door into:

### KITCHEN DINER

24'1" x 10'6" (7.35m x 3.22m)

Fitted wall and base units with complementary worktops, built in oven and grill, integrated dishwasher and fridge freezer, sunken porcelain sink with mixer tap and tiled splashback, central breakfast island with four ring induction hob, drawers and cupboard under, built in shelves and seat, wood panel flooring, two windows to the side elevation and one to the rear, Door leading to:

### INNER LOBBY

Giving access to lounge diner, garden room and stairs rising to first floor accommodation.

### LOUNGE DINER

24'10" x 17'7" maximum dimension (7.59m x 5.36m maximum dimension)

Feature fireplace with log burner inset on tiled hearth with TV fitting on wall over, spotlights to ceiling, French doors to the rear elevation and three windows to the front elevation, three radiators.

### GARDEN ROOM

13'9" x 8'7" (4.21m x 2.63m)

Coat hanger, French doors to the rear elevation and window to the side elevation, radiator and door leading into

### DOWNSTAIRS CLOAKROOM

Two piece suite comprising low level flush wc and wash hand basin with mixer tap, tiled splashback, cupboard under and mirror over, tiled flooring, window to the rear elevation and radiator.

### L SHAPED FIRST FLOOR LANDING

12'7" x 11'5" to its maximum dimensions (3.85m x 3.48m to its maximum dimensions)

Providing access to the four bedrooms and bathroom, smoke alarm and built in cupboard.

### MASTER BEDROOM

12'0" x 11'11" (3.66m x 3.64m)

Two windows to the front elevation, two radiators. Doors leading into the dressing room and en suite.

### EN SUITE

Three piece suite comprising corner shower unit with rainfall head, wall wash hand basin with shelf and mirror over, low level flush wc, vanity unit, vinyl flooring, wall radiator, spotlights to ceiling and extractor fan, window to rear.

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### DRESSING ROOM

4'0" x 5'2" (1.23m x 1.59m)

Built in wardrobe, cupboard, vinyl flooring and window to the rear elevation.

### BEDROOM TWO

8'4" x 16'11" (2.55m x 5.16m)

Two windows to the rear elevation and radiator.

### BEDROOM THREE

10'9" x 12'4" (3.28m x 3.77m)

TV and telephone points, wood flooring, window to the side elevation and radiator.

### BEDROOM FOUR

8'1" x 7'6" (2.48m x 2.29m)

Currently used as an office with window to the front elevation and radiator.

### BATHROOM

7'1" x 11'2" (2.16 x 3.41)

Tiled throughout with matching white suite comprising stand alone slipper bath with shower attachment, wash hand basin with mixer tap in cupboard, low level flush wc and window to rear.

### EXTERNALLY

The front of the property is accessed via electric security gates leading onto a block paved drive which

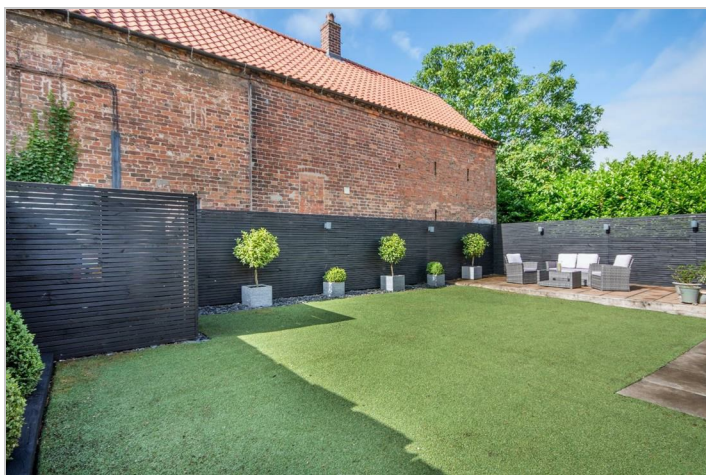
provides off street parking for several vehicles and has a feature lamppost and outside tap. Outbuilding comprising a store with window to the front elevation and shelves in one half and a laundry room in the other with plumbing for washing machine, floor standing boiler, power and lighting. Passage with paving to the side leads to the private rear garden which is laid to astroturf and has a raised seating area, outside tap and power socket, concealed oil tank.

### COUNCIL TAX

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

### 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



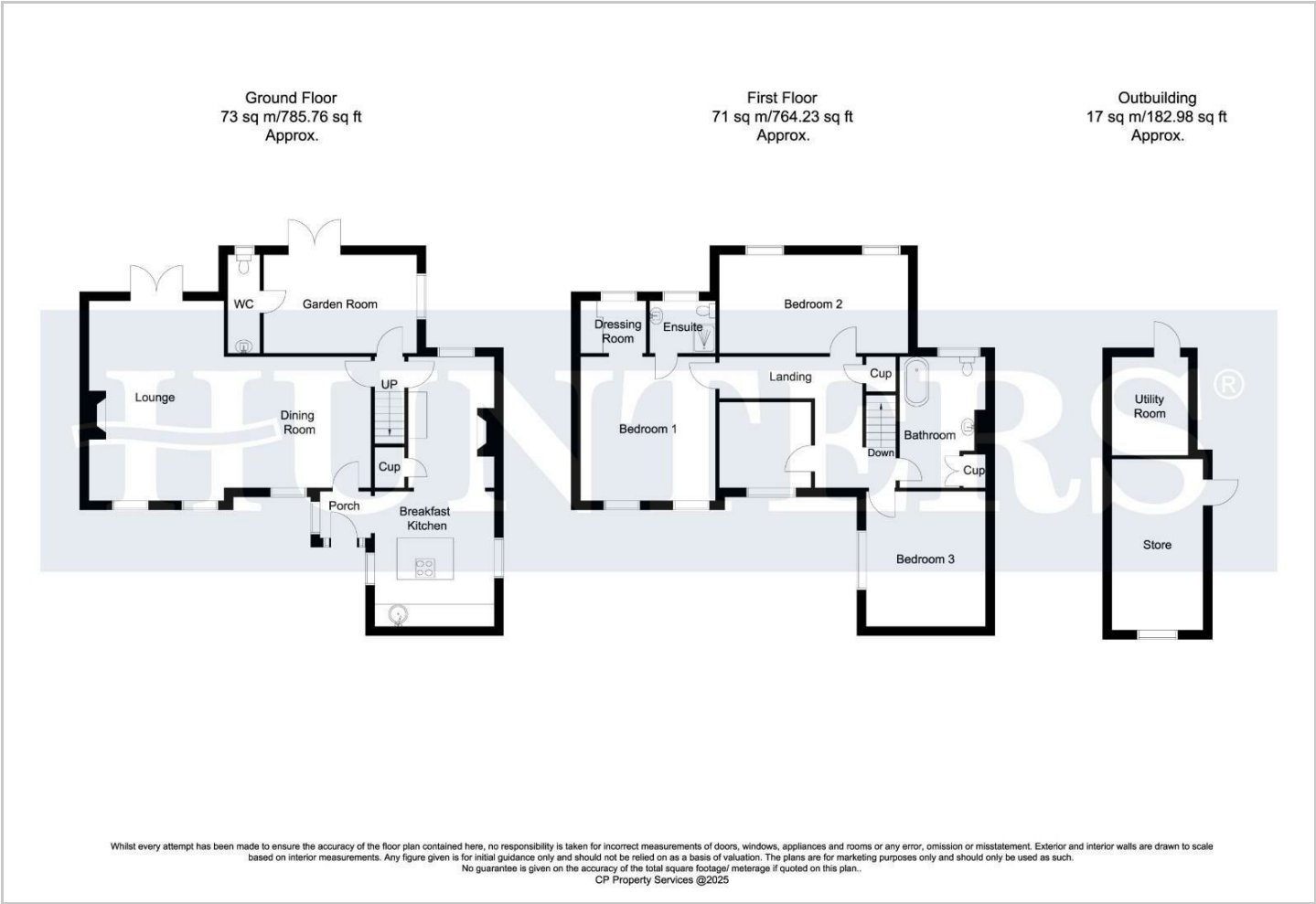
Hybrid Map



Terrain Map



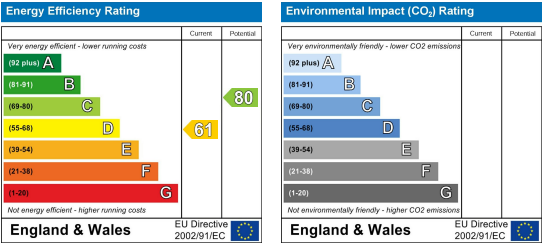
Floor Plan



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.