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Lime Tree Crescent

Bawtry, Doncaster, DN10 6LL

Offers In The Region Of £425,000



Council Tax: D



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DESCRIPTION

Briefly the property comprises lounge, kitchen diner, three bedrooms, shower room and utility porch, whilst outside are gardens to the front and rear and driveway allowing off street parking leading to the garage. The bungalow also benefits from gas central heating, double glazing and fibre connection to the internet.

ACCOMMODATION

Access is via three steps to the front leading to a white uPVC door with glass panels, external light fitting and opening into:

ENTRANCE HALLWAY

15'1" to maximum dimension x 7'8" (4.62m to maximum dimension x 2.36m)

Providing access to the lounge, kitchen diner, three bedrooms and shower room, coat cupboard with sliding door, further cupboard housing the boiler, radiator.

LOUNGE

17'10" x 12'0" (5.44m x 3.68m)

Central feature fireplace with surround and inset electric fire, two TV points, Fibre unit, bay window to the front elevation and further window to the side elevation, radiator.

KITCHEN DINER

10'5" x 24'5" (3.20m x 7.46m)

Range of white wall and base units with complementary worktops, space for range style cooker, integrated fridge freezer, one and a half ceramic sink with mixer tap, windows to the rear and side elevations, white uPVC door from dining section opening to the rear garden and wooden door with glass panels leading into:

UTILITY PORCH

4'5" x 13'1" (1.35m x 4.01m)

uPVC construction with tiled flooring, space and plumbing for washing machine and door opening into the rear garden.

BEDROOM ONE

11'1" x 12'9" (3.39m x 3.91m)

Built in wardrobe, TV point, window to the rear elevation and radiator.

L SHAPED BEDROOM TWO

13'6" x 11'0" (4.14m x 3.36m)

Built in cupboards, shelving, two windows to the side elevation and two radiators.

BEDROOM THREE

9'10" x 9'10" (3.01m x 3.02m)

Fitted unit with wardrobes and cupboards over the bed area, window to the rear elevation and radiator.

SHOWER ROOM

9'1" x 5'10" (2.78m x 1.79m)

Tiled throughout with walk in shower, wash hand basin with cupboard under, low level flush w.c., vanity unit with mirror, extractor fan, heated towel rail, obscure window to the rear elevation, loft access.

EXTERNALLY

The front of the property is laid to lawn with mature bed, block paved driveway allowing off street parking for two vehicles leading to the garage. Side gated access to the left leads to the rear garden, passage to the right with an outside tap.

The private rear garden has a resin bonded patio, lawn, raised area with artificial grass and stone chip

with pear tree, vegetable bed, wooden tool shed with power and lighting, outside tap, security light, gate to the side passge with block paving.

GARAGE

9'0" x 13'4" (2.75 x 4.07)

Electric door, power and lighting, wall cupboards and security light.

TENURE - Freehold

COUNCIL TAX

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

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



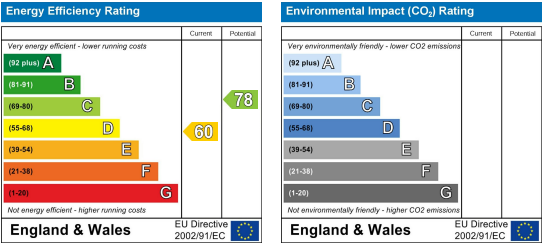
Floor Plan



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.