

HUNTERS[®]

HERE TO GET *you* THERE



Peakes Croft

Bawtry, DN10 6RJ

£125,000



Council Tax: B



65 Peakes Croft

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£125,000



DESCRIPTION

The accommodation briefly comprises Entrance Hall, Lounge Diner, Kitchen, two Bedrooms and Shower room and benefits from gas central heating and double glazing with communal gardens surrounding the development and seating along with parking spaces.

Bawtry is a market town situated between Retford, Gainsborough and the city of Doncaster with good transport links close by via the east coast mainline and motorway network being close to the A1. There are a good range of shops including a Sainsburys, boutiques, restaurants and the Crown Hotel, together with a library, health centre, dentists, gym, crown green bowling club and a golf club on the outskirts of the town.

ACCOMMODATION

Accessed via a uPVC door leading into:

L SHAPED ENTRANCE HALL

Leading to the lounge diner, kitchen, bedrooms and shower room, loft access, cupboard housing the boiler and water meter, radiator.

LOUNGE DINER

16'0" x 10'0" (4.90m x 3.05m)

TV and telephone points, spotlights to ceiling, window to the rear elevation and radiator.

KITCHEN

9'10" x 9'3" (3.00m x 2.82m)

Modern kitchen with range of wall and base units in white with complementary worktops, integrated Lamona oven with four ring induction hob, space for fridge freezer, one and a half stainless steel sink, heated towel rail, spotlights to ceiling, and window to the front elevation.

BEDROOM ONE

10'11" x 10'5" (3.35m x 3.20m)

TV point, window to the rear elevation and radiator.

BEDROOM TWO

8'9" x 7'8" (2.67 x 2.34)

Window to the front elevation and radiator

SHOWER ROOM

8'9" x 7'8" (2.67 x 2.34)

Part tiled with walk in shower, wall wash hand basin, low level flush w.c., vanity unit, heated towel rail, vinyl flooring, extractor fan, spotlights to ceiling, obscure window to the front elevation.

EXTERNALLY

Outside storage next to the front entrance door. the bungalow is situated in well kept communal gardens a short distance from the day centre and laundry room. There is also parking available for residents and visitors.

SERVICE CHARGE

The monthly service charge is £295.34. Please ask the agent for details of what is included.

TENURE - Leasehold

99 years from 6th August 2004.

This may impact mortgage lending requirements and potential buyers should make their own enquiries.

Please note additional fees could be incurred for items such as leasehold/management packs.

COUNCIL TAX

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

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

Tel: 01302 710773



Road Map



Hybrid Map



Terrain Map



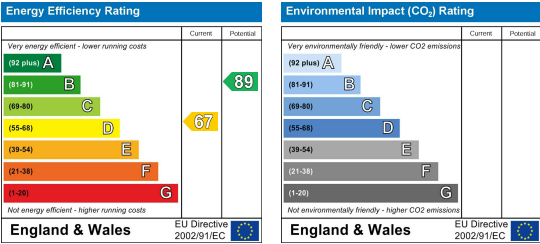
Floor Plan



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.