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6 Carlton Drive, Bawtry, Doncaster, DN10 6SF

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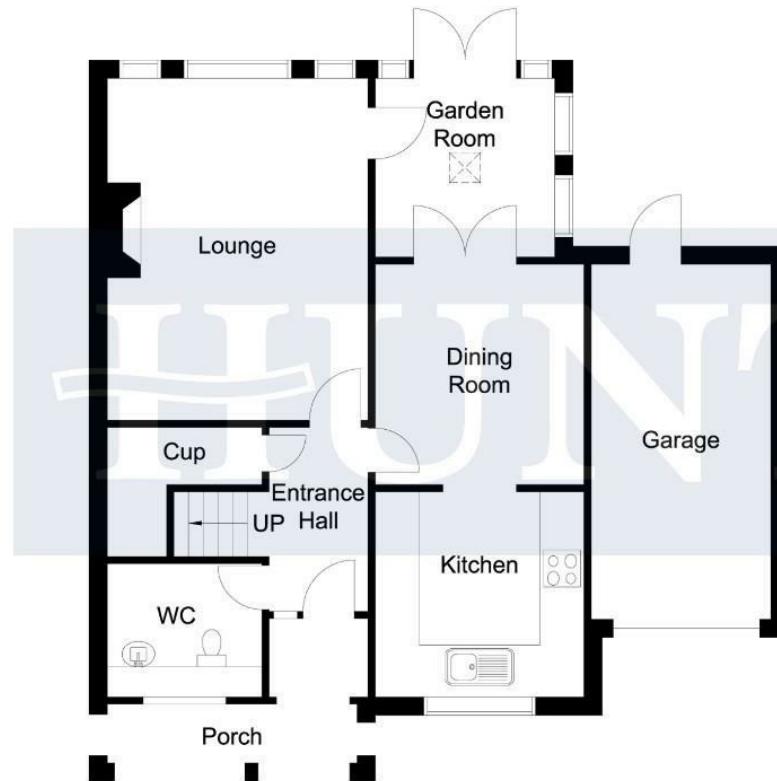
Offers In The Region Of £400,000

A rare opportunity has arisen to purchase this well presented three bedroom detached house situated in a quiet cul de sac a short distance from the centre of Bawtry and being sold with NO CHAIN complications. VIEWING IS HIGHLY RECOMMENDED.

Hunters Bawtry 6 High Street, Bawtry, DN10 6JE | 01302 710773

Bawtry@hunters.com | www.hunters.com

Ground Floor
69 sq m/742.70 sq ft
Approx.



First Floor
48 sq m/516.66 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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen, dining room, sun room and downstairs cloakroom to the ground floor and three double bedrooms, the master having en suite and bathroom to the first floor. Outside is a driveway to the front allowing off street parking leading to the garage and garden to the 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 via the east coast mainline and motorway networks being close to the A1. There is a range of shops including Sainsburys, boutiques, restaurants, 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.

ACCOMMODATION

Porch overhang with tiled flooring leads to a wooden double glazed door which provides access to:

ENTRANCE HALL

4'5" x 9'6"

Providing access to the lounge, dining room and downstairs cloakroom, stairs rising to the first floor accommodation with understairs cupboard, panel flooring and concealed radiator.

LOUNGE

11'8" x 13'1", 203'4"

Feature fireplace with tiled hearth and surround, inset flame effect fire, TV point, dado rail, three windows to rear elevation and radiator. Door leading into:

SUN ROOM

7'11" x 7'11"

Double doors opening to the rear garden, two windows to the side elevation, tiled flooring, atrium window to ceiling, wall mounted thermostat and doors opening into:

DINING ROOM

9'4" x 9'6"

Overhead light fitting, tiled flooring, space into kitchen, door into entrance hall. dimmer switch and radiator.

KITCHEN

9'3" x 8'9"

Wall and base units, complementary worktops, built in Bosch

cooker and grill, four ring gas hob with extractor fan over, space for dishwasher, integrated fridge freezer, porcelain sink with mixer tap and splashback, TV point and window to the front elevation.

DOWNSTAIRS CLOAKROOM

6'2" x 6'1"

Half tiled with low level flush w.c., wash hand basin in vanity unit with mixer tap, wall mounted Worcester boiler, cupboard, plumbing for washing machine, extractor point for dryer, further extractor fan to ceiling, obscure window to the front elevation and radiator.

FIRST FLOOR LANDING

11'7" x 6'7"

Providing access to the bedrooms and bathroom, loft access and window to the side elevation.

MASTER BEDROOM

11'8" x 15'3" to maximum dimension

Built in wardrobe, window to the rear elevation, radiator. Door leading into:

EN SUITE

5'10" x 5'1"

Tiled throughout with shower unit, wash hand basin with mirror and shelf over, low level flush wc, towel holder, extractor fan, window to the side elevation and radiator.

BEDROOM TWO

11'3" x 8'9"

TV point, dimmer switch, window to the front elevation and radiator.

BEDROOM THREE

9'7" x 10'3"

Window with railing guard to the rear elevation and radiator.

BATHROOM

Matching white suite comprising panel bath with overhead shower, pedestal wash hand basin with mixer tap, low level flush w.c., cupboard housing water tank, shaving socket, towel holder, extractor fan, vinyl flooring, obscure window to the side elevation and radiator.

EXTERNALLY

A block paved driveway leads to the garage allowing off street parking for one vehicle, two plant holders, wrought iron gate

to the side leads to the rear garden. The rear garden is mainly laid to lawn and paving with built in uplighters, mature borders, fencing to three sides and outside tap.

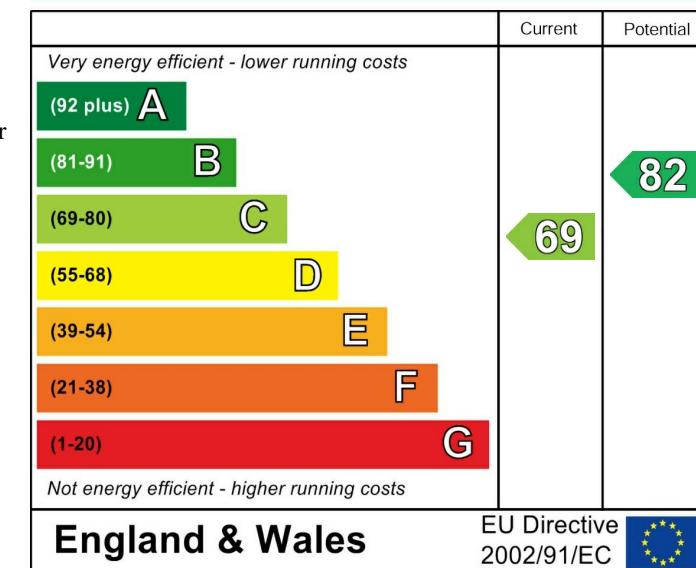
TENURE - Freehold

COUNCIL TAX

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

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

Energy Efficiency Rating



England & Wales

 EU Directive 2002/91/EC

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. 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.







