





30 MARTIN LANE

DONCASTER, DN10 6NL

£395,000

FREEHOLD

****GUIDE PRICE £395,000-£410,000****

Situated in the highly desirable market town of Bawtry, this impressive and beautifully appointed four-bedroom family home offers spacious and versatile accommodation, perfectly suited to modern family living. Boasting a wealth of attractive features, the property effortlessly combines stylish and character. At the heart of the home is a stunning sociable kitchen/diner, complete with granite work surfaces, a Rangemaster cooker and breakfast island, providing the perfect setting for family gatherings and entertaining. The generous living room features a beautiful log-burning stove, solid oak beam and bifold doors opening into the additional sunroom/dining room, creating a wonderful flow between the reception spaces. Further ground floor benefits include a separate utility room, shower room and integral garage. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, together with a stylish family bathroom. Externally, the property continues to impress with an enclosed and private rear garden, featuring a wooden pergola, established planting and a combination of lawn and gravelled areas. To the front, a driveway provides off-road parking for two vehicles, alongside an attractive lawned garden and integral garage. Bawtry is a particularly sought-after and picturesque market town situated on the South Yorkshire and Nottinghamshire border, approximately nine miles south of Doncaster. Renowned for its charming character and vibrant atmosphere, Bawtry offers an excellent selection of independent boutiques, shops, cafés, traditional pubs, restaurants and wine bars, making it a popular destination for both residents and visitors.

FINE & COUNTRY

30 MARTIN LANE

• GUIDE PRICE £395,000-£410,000 • EXTENDED SEMI-DETACHED FAMILY HOME • THREE BATHROOMS • INTEGRAL GARAGE • PRIVATE REAR GARDEN • LOG BURNER FITTED TO THE LIVING ROOM WITH BI-FOLD DOORS • THREE RECEPTION ROOMS • UTILITY ROOM • LOCATED IN THE SOUGHT AFTER TOWN OF BAWTRY • FOUR GOOD SIZE BEDROOMS





ENTRANCE HALL

A welcoming entrance hall featuring a front-facing composite entrance door and double-glazed window. Further benefits include ceramic tiled flooring, a useful built-in storage cupboard and a modern panel radiator.

KITCHEN/DINER

Undoubtedly the heart of the home, this impressive and sociable kitchen/diner offers an excellent space for both everyday family life and entertaining. Fitted with a comprehensive range of high and low-level units, complemented by granite work surfaces incorporating an under-mounted sink. The kitchen further benefits from a Rangemaster cooker with stainless steel extractor hood above, integrated dishwasher and a breakfast island with seating area. Ceramic tiled flooring and splashback tiling complete the space. Stairs lead to the first floor, while front and rear-facing double-glazed windows allow plenty of natural light to flood the room. Modern panel radiators provide heating.

LIVING ROOM

beautifully proportioned reception room featuring a stunning log-burning stove set beneath a solid oak beam, with tiled hearth and attractive brick chimney breast, creating a lovely focal point. Rear-facing bifold doors open directly into the sunroom, providing a wonderful connection between the reception spaces. Further features include a television point and moden panel radiator.

EXTENDED SUN ROOM

A fantastic additional reception space, ideal for dining, relaxing or entertaining. Featuring ceramic tiled flooring, a modern panel radiator and bifold doors opening into the living room. A double-glazed UPVC door provides access to the rear garden, while there is also convenient access to the utility room.

UTIITY ROOM

A practical and well-appointed utility room fitted with a range of wall and base units, complemented by solid oak work surfaces incorporating a composite sink and drainer with mixer tap.Further features include plumbing for a washing machine, splashback tiling, ceramic tiled flooring and a modern panel radiator, a rear-facing double-glazed window and UPVC door provide plenty of natural light and direct access to the garden. There is also internal access to the integral garage.

DOWNSTAIRS SHOWER ROOM

A useful additional shower room comprising a double shower enclosure, wash hand basin and low-flush WC. Fully tiled walls and a heated towel radiator complete the room.

FIRST FLOOR-LANDING

A particularly spacious landing area with a versatile layout incorporating two separate landing areas and useful built-in storage cupboards. There are rear-facing double-glazed windows, a modern panel radiator and loft access via a pull-down ladder, leading to additional storage space.

BEDROOM ONE

A generous principal bedroom featuring a front-facing

double-glazed window, modern panel radiator and access to its own en-suite shower room.

EN SUITE

A fully tiled three-piece suite comprising a shower enclosure, wash hand basin and low-flush WC. Further benefits include a chrome heated towel radiator, extractor fan and wall-mounted mirrored storage cupboard.

BEDROOM TWO

A comfortable double bedroom with a front-facing double-glazed window, modern panel radiator and built-in cupboard with hanging rail.

BEDROOM THREE

A well-proportioned bedroom featuring a front-facing double-glazed window, modern panel radiator and a useful built-in cupboard with hanging rail.

BEDROOM FOUR

A good-sized fourth bedroom, currently utilised as a home office but offering excellent flexibility to suit a variety of needs. Featuring rear-facing double-glazed windows and a modern panel radiator.

FAMILY BATHROOM

A beautifully fitted contemporary bathroom comprising a panelled bath with rainfall shower over, wash hand basin, low-flush WC and bidet. Further features include a heated towel radiator, extractor fan and rear-facing double-glazed window.

EXTERNAL

To the front of the property is a lawned garden with mature trees and established bushes, providing an attractive degree of privacy from the road. A generous driveway offers off-road parking for two vehicles, with access to the integral garage. The enclosed rear garden has been thoughtfully arranged with a combination of lawned and gravelled areas, offering an excellent space for outdoor relaxation and entertaining. A wooden pergola provides an attractive feature, while established trees, shrubs and bushes create a lovely private and secluded setting. Further benefits include an outside tap and soffit and fascia lighting.

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ADDITIONAL INFORMATION

Local Authority – Doncaster

Council Tax – Band B

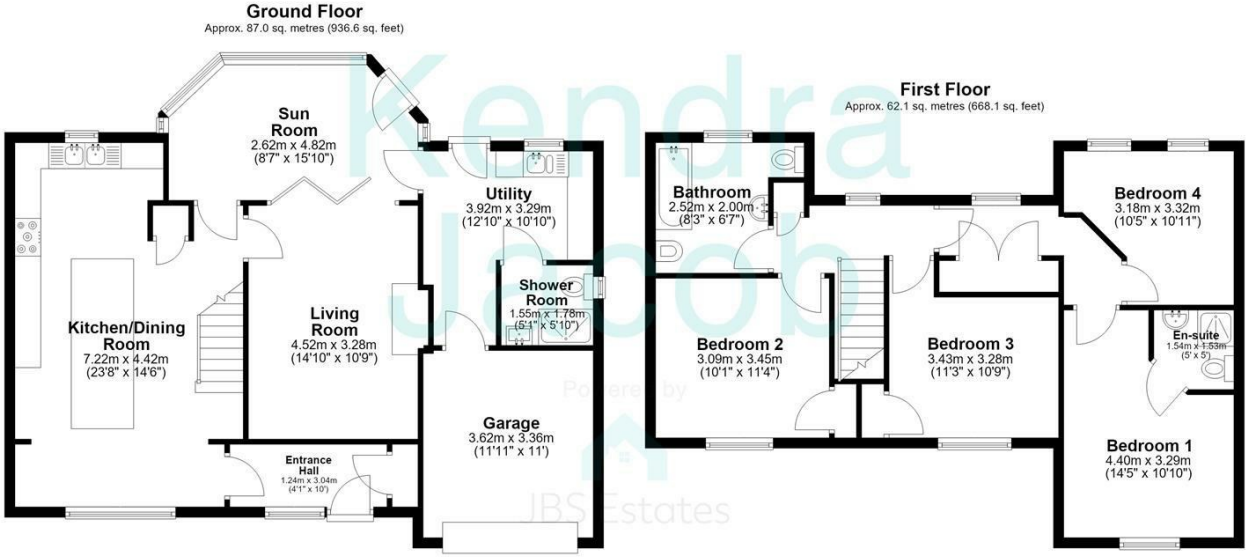
Viewings – By Appointment Only

Floor Area – 1604.50 sq ft

Tenure – Freehold



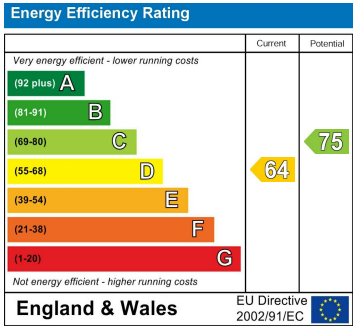




Total area: approx. 149.1 sq. metres (1604.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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