



Ingham Road, Bawtry Doncaster DN10 6NN

welcome to

Ingham Road, Bawtry Doncaster

Immaculate DETACHED BUNGALOW in an enviable position on this private 'no through' road in Bawtry. Benefitting from THREE DOUBLE bedrooms, MATURE GARDENS, off road parking and GARAGE. POTENTIAL TO EXTEND (subj. to consent) Must be viewed to appreciate the accommodation on offer!



Ground Floor Accommodation

Entrance Hall

Warm entrance, boasting two storage cupboards and coving to the ceiling.

Lounge

Expansive main reception room with plenty of natural light having two side and one front facing double glazed windows. Gas fire with back, hearth and surround and coving to the ceiling.

Kitchen

Hosting a good range of modern cabinetry incorporating complimentary worktops, and a ceramic one and a half bowl sink with drainer, Integrated fridge and freezer under the counter top and having space for a cooker, washing machine and dishwasher. Side facing window and coving to the ceiling.

Breakfast Room

Lovely addition to the property having a rear glazed entrance door, a side facing window and coving to the ceiling.

Bedroom One

Good size double bedroom, having a rear facing double glazed window and coving to the ceiling.

Bedroom Two

Double bedroom, currently being used as a sitting room with coving to the ceiling, double glazed French doors leading out to the patio area.

Bedroom Three

Double bedroom, benefitting from fitted wardrobes, feature panelling to one wall, a rear facing double glazed window with views over the garden.

Bathroom

Fitted with a white four piece suite comprising walk in shower with electric shower, bath, wc, and a pedestal wash hand basin. Part tiled walls, a side facing double glazed window with obscured view, recessed lights and loft access.

External

Set back from the road behind a sweeping driveway flanked by a pebbled garden with a variety of plants and shrubs. Timber fencing to the side elevations with a wrought iron pedestrian access gate. The driveway provides off road parking for several vehicles and leads to the single attached garage. The well established, generous rear garden is a gardeners dream with a spacious lawned area, mature trees, a wide array of plants and shrubs and a block paved seating area.

Garage

Single attached garage with up and over door.

Agents Note

This property is situated on a private road, please contact branch for further details.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Utilities

Air duct heating system, mains electric, water and drainage.



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welcome to

Ingham Road, Bawtry Doncaster

- LARGER THAN A KERB SIDE VIEWING WOULD SHOW
- Three Double Bedrooms
- Generous Size Plot and Beautiful Gardens
- Desirable Area of Bawtry
- Off Road Parking and Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£460,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108132 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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