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Long Mynd, Martin Lane, Bawtry, Doncaster, DN10 6NJ
Guide Price £625,000

Long Mynd Martin Lane, Bawtry, Doncaster, DN10 6NJ

SUBSTANTIAL DETACHED HOUSE STANDING IN LARGE GARDENS, EXTENDING TO JUST OVER 1/4 OF AN ACRE / ELECTRIC GATED ACCESS, LONG DRIVE & DOUBLE GARAGE / GORGEOUS SUNNY SOUTH FACING ASPECT / WELL PROPORTIONED ROOMS THROUGHOUT / LARGE PRINCIPLE BEDROOM SUITE WITH WALK IN WARDROBE AND EN-SUITE BATHROOM / HIGHLY SOUGHT AFTER RESIDENTIAL ROADWAY IN BAWTRY / EARLY VIEWING RECOMMENDED //

Located on this highly sought after roadway, a substantial 4 bedroom detached house standing in just over one ¼ of an acre. The property is approached via electric gates with a winding drive leading up to a double garage and the main house. The property has a gas radiator central heating system, pvc double glazing, where stated and briefly comprises: Entrance porch into an entrance hall with stairs to the first floor, spacious square shaped lounge, separate sitting/dining room, kitchen, side lobby, utility room and a ground floor wet room. First floor landing 4 large double bedrooms, the principle bedroom is positioned over the garage and offers a walk-in wardrobe and a full en-suite bathroom, plus a separate shower room. Outside the property enjoys a very private backdrop with a very sunny due South aspect. Lovely central location within Bawtry Market Town offering access to all its' many and varied amenities plus access to the motorway network via the A1.

ACCOMMODATION

A pvc double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH

This has a glazed interior door which gives access into the entrance hall.

ENTRANCE HALL

10'10" x 7'4" (3.30m x 2.24m)

From the entrance hall there are stairs to the first-floor accommodation, a central heating radiator, part panelling to the walls, coving to the ceiling and a ceiling light.

LARGE LOUNGE

19'0" max x 16'7" (5.79m max x 5.05m)

This is a good sized, square shaped room, it has a deep pvc double glazed bay window with an outlook over the property's rear garden, a pvc double glazed door, a feature fireplace with a living flame gas fire inset, laminate flooring, coving to the ceiling, ceiling light and Georgian bow window which gives an outlook to the front, courtesy of the porch.

SEPARATE SITTING/ DINING ROOM

13'4" x 10'10" (4.06m x 3.30m)

A second separate reception room, it has a pvc double glazed bay window with an outlook over the rear garden, laminate flooring, coving to the ceiling, central ceiling light and a central heating radiator.

FITTED KITCHEN

13'10" x 10'10 (4.22m x 3.30m)

A good sized kitchen, fitted with a range of high and low level units finished with a roll edge work surface over. There is a single drainer, 1½ bowl porcelain sink with a mixer tap, a deep recess suitable for a range style cooker, extractor hood, vinyl flooring, double panel central heating radiator, coving, 2 ceiling lights. A door from here gives access to a side lobby.

SIDE LOBBY

10'0" x 4'0" (3.05m x 1.22m)

This has steps down and a pvc double glazed door to the side elevation, ceiling light and double doors lead into a separate utility room.

UTILITY ROOM

11'5" x 6'0" (3.48m x 1.83m)

This has 2 pvc double glazed windows, a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems. A double panel central heating radiator and vinyl flooring.

GROUND FLOOR WET ROOM

6'0" x 4'0" (1.83m x 1.22m)

This is all smartly finished, it has a modern suite comprising of a low flush wc, corner wash-hand basin, tiling to the bathing area a drain set into the floor. There is an extractor fan, pvc double glazed window.

FIRST FLOOR LANDING

There is coving to the ceiling, a central ceiling light, a built-in storage cupboard and doors to the bedrooms and bathroom.

PRINCIPLE BEDROOM SUITE

17'3" x 16'0" (5.26m x 4.88m)

This is a beautiful large double bedroom; it has a 3 pvc double glazed windows to the front and side

elevations, a further pvc double glazed door onto a first-floor balcony giving an outlook towards Martin Lane. There is a central heating radiator, an additional wall heater, a feature ornate ceiling with recessed lighting.

WALK-IN WARDROBE
This is fitted with wardrobes including a vanity style desk with lighting inset.

EN-SUITE BATHROOM
A large bathroom fitted with a sunken bath, wash basin inset into a vanity unit and a low-flush wc. There is tiling to the walls, mains plumbed thermostatic shower, pvc double glazed window, and inset spotlighting.

BEDROOM 2
14'0" x 11'0" (4.27m x 3.35m)
A large rear facing double bedroom, it has a pvc double glazed window with an outlook to the rear, a range of fitted bedroom furniture, central heating radiator and a ceiling light.

BEDROOM 3
16'0" x 10'6" (4.88m x 3.20m)
This is a good size third double bedroom, it has a pvc double glazed window, again, with an outlook over the property's rear garden. There are fitted wardrobes concealing hanging rail and storage, ceiling light and a central heating radiator.

BEDROOM 4
12'0" x 10'6" (3.66m x 3.20m)
Still a good double sized bedroom, it has an outlook over the rear garden, a pvc double glazed window, fitted wardrobes, a central heating radiator, ceiling light and access point into the loft space.

SHOWER ROOM
The bathroom has been reconfigured and now has a separate shower enclosure with a mains plumbed thermostatic shower, a wash basin and a low flush wc. There is tiling to the walls, vinyl floor covering and two pvc double glazed windows.

OUTSIDE
The property stands on an attractive plot, just over 1/4 of an acre. To the front there is electric gated access to a long winding drive which continues and leads up to the double electric garage. The front is mainly lawned, all enclosed with fencing, hedging and brick walling to the front perimeter. A further pedestrian gate and access to the side leads into a beautiful South facing rear garden.

DETACHED DOUBLE GARAGE
This has an electric roller style door, inset lighting and 3 circular timber casement windows to the side. An internal door from the inner lobby gives access into the side lobby.

REAR GARDEN
The rear garden has a large paved patio which extends across the rear elevation with steps up onto the lawn, this is all nicely enclosed with hedging and fencing to the perimeters.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler 2022.

COUNCIL TAX - Band F

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

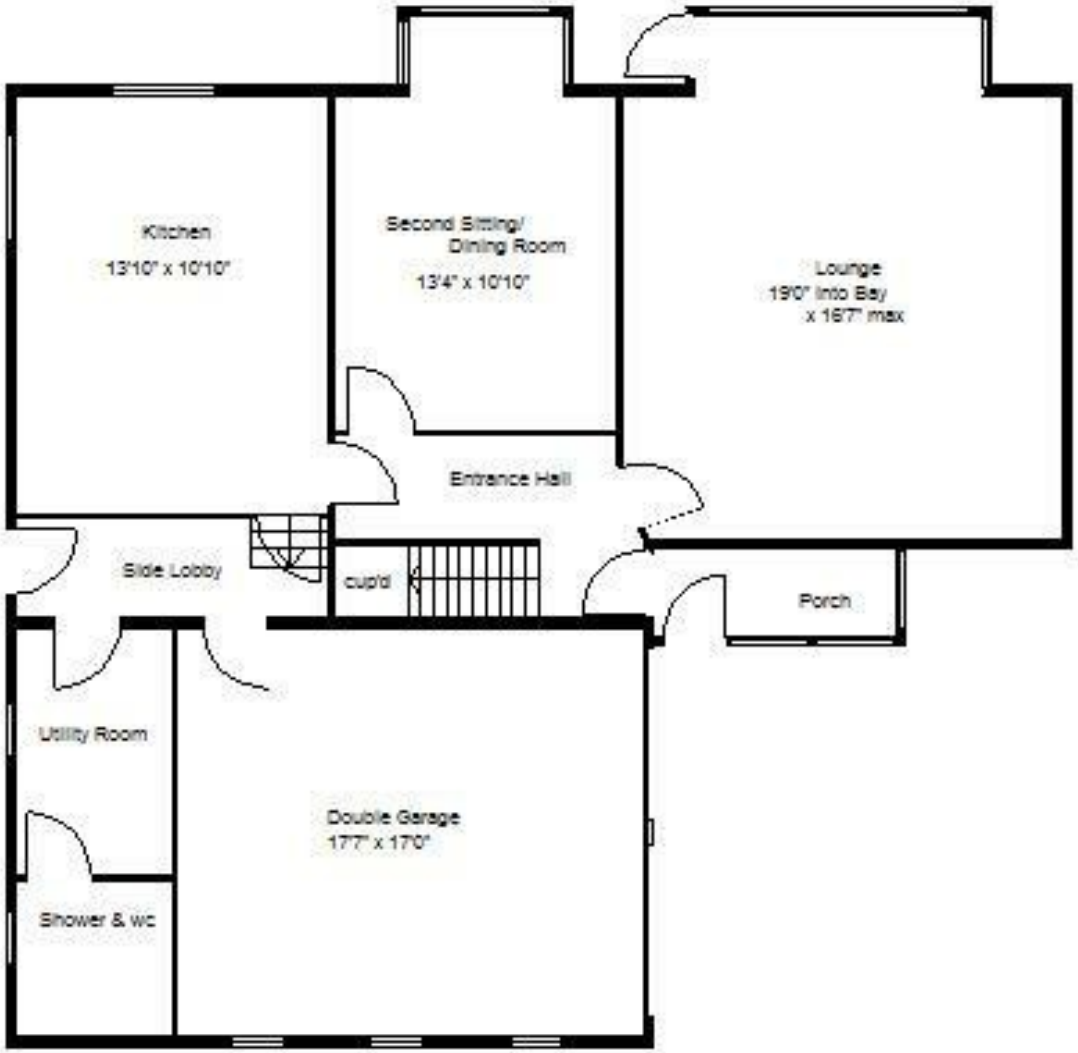
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday
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Ground Floor



First Floor









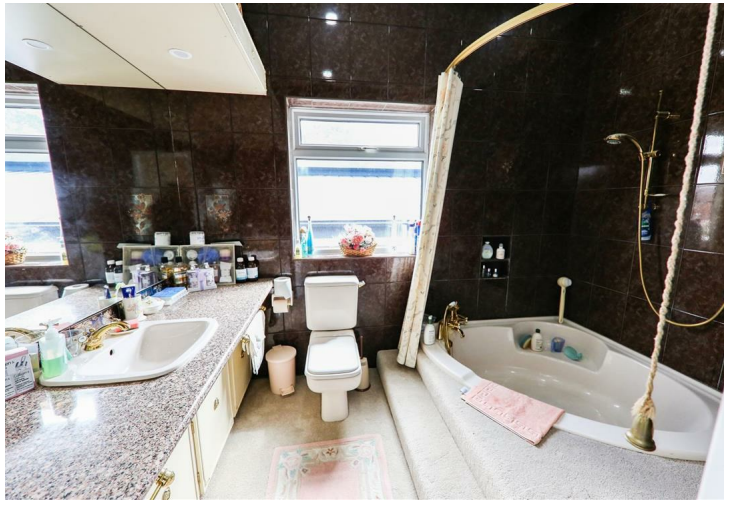





















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