



Old Bawtry Road, Finningley Doncaster



welcome to

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This individually built four bedroom detached home is located on a private plot in the ever popular village of Finningley boasting sensational views to the rear, a landscaped rear garden, four en-suite bedrooms, a ground floor WC and utility room. Ideal for extended or growing families!



Entrance Hall

A stunning double height entrance hall with a front facing door with obscure double glazed side panels, a velux window, tiled flooring, a useful storage cupboard, stairs which rise to the first floor landing and access to the downstairs WC.

Downstairs W.C.

With a front facing obscure double glazed window. Fitted with a low flush WC and a wash hand basin fitted into a vanity unit with mixer tap. There is tiled flooring, a feature tiled wall and an extractor fan.

Lounge

15' 6" x 13' 9" (4.72m x 4.19m)
With a rear facing double glazed window, under floor heating and a built-in media unit.

Dining Kitchen

19' 9" x 15' 5" (6.02m x 4.70m)
With rear and side facing double glazed windows. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a five ring gas hob with cooker hood above, an eye level electric double oven, plate warmer and an integrated dishwasher, fridge and freezer. There is a focal dining island, tiled flooring with underfloor heating, under unit lighting, downlights to the ceiling, feature pendant lights and space for a dining table and chairs. There is access through to the utility room and family room/study.

Utility Room

12' 3" x 6' 3" (3.73m x 1.91m)
With a side facing obscure double glazed window and door. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is plumbing for a washing machine, tiled flooring and access through to the double garage.

Family Room / Study

15' 10" x 14' 2" (4.83m x 4.32m)
With two rear facing double glazed windows, tiled flooring with underfloor heating, built-in office furniture and side facing French doors with double glazed side panels which lead out to the rear garden.

First Floor Landing

With access to the loft and all four bedrooms.

Bedroom One

15' 11" x 14' 2" (4.85m x 4.32m)
With feature rear facing double glazed French doors which open to the Juliet style balcony and a side facing velux window providing an abundance of natural light. There is under floor heating, two useful built-in storage cupboards and access to the en-suite shower room.

En-Suite Shower Room

With a rear facing obscure double glazed window. Fitted with a low flush WC, a counter top wash hand basin with mixer tap and a walk-in shower. There is tiled flooring, splashback tiling, an extractor fan, downlights to the ceiling, a chrome heated towel rail and a range of fitted storage.

Bedroom Two

18' 7" x 11' 7" (5.66m x 3.53m)
With a side facing velux window, a front facing double glazed window, under floor heating and access to the en-suite bathroom.

En-Suite Bathroom

Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a bath with mixer tap. There is a side facing velux window, tiling to the walls and floor, downlights to the ceiling, a chrome heated towel rail and an extractor fan.

Bedroom Three

15' 10" x 13' 10" (4.83m x 4.22m)
With a rear facing double glazed window, a built-in storage cupboard, underfloor heating, a feature window and access through to the en-suite shower room.

En-Suite Shower Room

With a front facing velux window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor, an extractor fan, downlights to the ceiling and a chrome heated towel rail.

Bedroom Four

11' 5" x 9' 3" (3.48m x 2.82m)
With a side facing double glazed window, underfloor heating and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle.

Outside

To the front of the property there is a private driveway providing ample off road parking for multiple vehicles and leads to the double garage. There is a side access gate leading to the rear garden. To the rear of the property there is fabulous landscaped garden with shaped lawn, patio areas, pergola, a variety of mature shrubs, plants and trees to the borders and manicured hedges. There are sensational views to the rear providing the perfect place for outdoor dining and entertaining.

Double Garage

With an electric up and over door, a side facing window and a courtesy door to the utility room.



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welcome to

Old Bawtry Road, Finningley Doncaster

- INDIVIDUALLY DESIGNED DETACHED FAMILY HOME
- FOUR SPACIOUS BEDROOMS EACH WITH EN-SUITES
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN DINER
- STUDY / FAMILY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£575,000



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