



**Old Bawtry Road, Finningley Doncaster**



**welcome to**

## **Old Bawtry Road, Finningley Doncaster**

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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## **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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR125190 - 0003

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