



Martin Lane, Bawtry, Doncaster DN10 6NL

welcome to

Martin Lane, Bawtry, Doncaster

Available with vacant possession and NO ONWARD CHAIN. Well presented mid terraced home, located within a DESIRABLE area of Bawtry. Perfect FIRST TIME BUY. Walking distance to amenities. BEAUTIFUL MATURE GARDENS. Must be viewed!



Ground Floor Accommodation

Lounge

Dual aspect main reception room with front double glazed window and rear sliding patio doors flooding the room with natural light. Boasting an electric fire with back, hearth and surround plus a central heating radiator.

Kitchen/Dining Room

Overlooking the picturesque rear garden, comprising of a range of wall and base units with complimentary worktop over and inset sink with drainer. Benefitting from an integrated electric oven and gas hob with extractor fan over and having space for a washing machine and fridge/freezer. Having tiled splashbacks and tiling to the floor, a central heating radiator and recessed lights. Stairs leading to the first floor and a useful under stairs storage cupboard.

Store Room

Housing the gas boiler for the property and having a velux style window.

First Floor Accommodation

Landing

Bedroom One

Spacious double bedroom having a front facing double glazed window and a central heating radiator.

Bedroom Two

Double bedroom, having a front facing double glazed window and a central heating radiator.

Bedroom Three

Great size third bedroom with a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a corner bath with shower attachment over, wash hand basin and wc. Surrounded by tiling to the walls and floor, a central heating radiator and a rear facing double glazed window with obscured view.

Wc

Fitted with a wc and wash hand basin. Rear facing double glazed window with obscured view and tiled flooring.

External

Beautiful gardens belonging to this property. The front elevation having a spacious grassed lawn with plants and shrubs either side and steps leading up to the front door. The expansive rear garden benefitting from paved patio areas, a well kept grassed lawn with hedging and timber fencing to the perimeters. Having a wooden garden shed placed and concrete hard standing.

Agents Note

This property is situated on a private road, please speak with the branch for further details. Carpets and blinds in situ are included in the sale.

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.



view this property online williamhbrown.co.uk/Property/BWY108149



welcome to

Martin Lane, Bawtry Doncaster

- Beautiful Mid Terraced Home
- Three Good Sized Bedrooms
- Family Bathroom & Separate WC.
- Well Kept Front & Rear Gardens
- Sought After Location

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£235,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108149



Property Ref:
BWY108149 - 0005

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.


william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk