



Lilac Grove, Bawtry Doncaster DN10 6LN

welcome to

Lilac Grove, Bawtry Doncaster

READY TO MOVE STRAIGHT IN. DETACHED Home, situated to the popular market town of Bawtry. Spacious FAMILY SIZED KITCHEN/DINER, Four Good Sized BEDROOMS, Front and Rear GARDENS with OFF ROAD PARKING and GARAGE. Must Be Viewed! CUL DE SAC LOCATION



Ground Floor Accommodation

Entrance Hall

Inviting entrance hall, accessed via a front facing door. Boasting tiling to the floor a central heating radiator, stairs leading upto the first floor and a telephone point.

Lounge

Lovely main reception room, consisting of a feature fireplace with hearth enclosing the Gas Fire. Front facing double glazed bay window, laminate flooring, two central heating radiators and coving to the ceilin. TV aerial and double doors leading into the dining area.

Modern Dining Kitchen

Having a range of modern gloss wall and base units with worktops coordinating and leading onto the family breakfast bar. Integrated appliances include a built in double oven, gas hob and microwave, space and plumbing for a dishwasher and space for an American Fridge Freezer. Stainless steel sink and drainer with splashback tiling and a central heating radiator, coving to the ceiling. Laminate style flooring to the dining area and vinyl to the kitchen, rear facing double glazed window enjoys views of the garden and sliding doors add extra light and lead into the conservatory.

Conservatory

Constructed of a low level brick wall, surrounded by double glazed windows. Having tiling to the floor and double glazed french doors leading out to the raised seating area and rear garden.

Utility Room

With a rear facing access door to the garden, gloss wall and base units matching the kitchen. The combination boiler is housed within a cupboard. Having a central heating radiator and plumbing for a washing machine.

Cloakroom Wc

Having part tiling to the walls, benefiting from a low flush wc, wash hand basin and a side facing double glazed window with obscured view.



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First Floor Accommodation

Landing

Side facing double glazed window with obscured view, useful storage cupboard and a central heating radiator, loft access of which is boarded for storage and has a ladder.

Bedroom One

Generous double bedroom, complete with fitted wardrobes to one wall and a central heating radiator. Front facing double glazed window, coving to the ceiling and a tv ariel.

En Suite

Fitted with a bath, low flush wc and wash hand basin, central heating radiator and a side facing double glazed window with obscured view.

Bedroom Two

Double bedroom, benefiting from two front facing UPVC windows, a central heating radiator and wardrobes to one wall.

Bedroom Three

Double bedroom, having wardrobes to one wall, a rear facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Four

With wardrobes to one wall, a rear facing double glazed window and a central heating radiator.

Family Bathroom

Fitted bath with mains shower overhead a low flush wc and wash hand basin. Rear facing double glazed window, fully tiled walls, coving to the ceiling and a towel rail.

External

The front elevation offers a block paved driveway surrounded by mature hedges offering an extra level of privacy. Heading to the two tier rear elevation, there is a paved seating area with raised planted borders.

Heading down the steps and across the paved path, you are greeted by a well kept grass lawn, two more additional seating areas and a shed with power and lighting. Being fully enclosed by timber fencing and having gated access to the side elevation.

Garage

Having an up and over door, power and lighting and water supply to the side elevation.

welcome to

Lilac Grove, Bawtry Doncaster

- OFFERED WITH NO ONWARD CHAIN
- MODERN Kitchen/Diner
- Light & Bright GARDEN ROOM
- Four Bedrooms
- Two Bathrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£390,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108337 - 0003

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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