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Sycamore Crescent

Bawtry, Doncaster, DN10 6LE

Offers In The Region Of £300,000



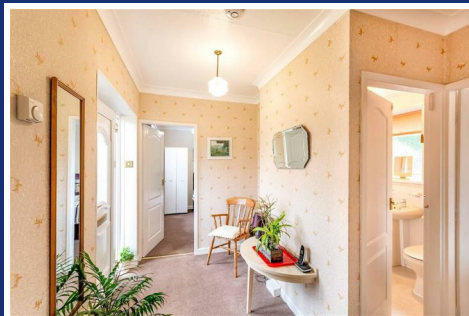
Council Tax: C



23 Sycamore Crescent

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DESCRIPTION

Briefly the property comprises entrance hall, lounge diner, kitchen, two double bedrooms, bathroom, converted garage into utility and store, whilst outside is a drive facilitating off street parking for one vehicle and wrap around gardens. The property also benefits from gas central heating and double glazing.

Bawtry is a market town situated between Retford, Gainsborough and the city of Doncaster with transport links via the east coast mainline and motorway networks. There is a range of shops, boutiques, restaurants and the Crown Hotel together with other amenities including schools, library, health centre, dentists, bowls club, golf club just outside the town and other sports facilities.

ACCOMMODATION

The property is accessed via a white uPVC door with glass panels leading into:

ENTRANCE HALL

10'0" x 8'2" (3.05m x 2.49m)

Giving access to lounge diner, two bedrooms and bathroom, loft hatch, smoke alarm to ceiling, cupboard and radiator.

LOUNGE DINER

23'7" x 17'4" to its maximum dimensions (7.20m x 5.29m to its maximum dimensions)

Wall housing the feature fireplace with flame effect fire, TV and telephone points, two radiators, windows to the front and rear elevations to the lounge section and a window to the front elevation in the dining section. Opening from the Dining area leading into:

KITCHEN

10'4" x 7'11" (3.17m x 2.43m)

Wall and base units with complementary worktops,

space for electric cooker, recess space in wall for fridge freezer, stainless steel sink with mixer tap, tiled splashback, cupboard housing fuse box, smart meter and shelves, vinyl floor tiling, window to the side elevation and white uPVC door with glass panel leading out to the garden.

BEDROOM ONE

13'10" x 9'8" (4.24m x 2.97m)

Coving to ceiling, window to the front elevation and radiator.

BEDROOM TWO

10'0" x 11'10" (3.05m x 3.63m)

Coving to ceiling, window to the front elevation and radiator.

BATHROOM

6'7" x 6'3" (2.01m x 1.91m)

Tiled throughout with matching three piece suite in light beige comprising panel bath with overhead Mira Zest electric shower, pedestal sink, low level flush wc, vanity unit, extractor fan, vinyl flooring, obscure window to the rear elevation and radiator.

EXTERNALLY

The front of the property is laid to lawn with mature beds and hedging, paving, stone chip areas and block paved drive facilitating off street parking for one vehicle fronting the garage. Gates lead to the rear garden which is south facing and laid to lawn, paving, stone chip areas and mature beds, outside tap and security light.

GARAGE

Split into two creating a utility room and a store. The utility measures 3.02m x 2.58m and has a stainless steel sink with space and plumbing under for a

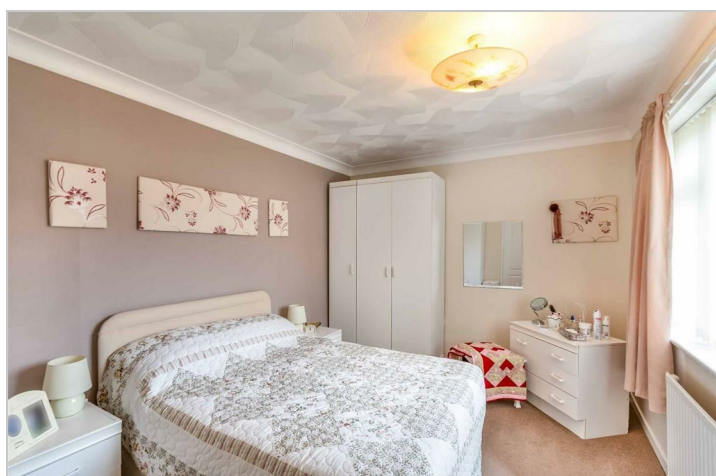
washing machine, power and lighting for dryers, a workbench, window to the side elevation and doors leading to the rear garden and store section. The store section measures 2.61 x 2.32 and has shelving and wooden doors to the front.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'C'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



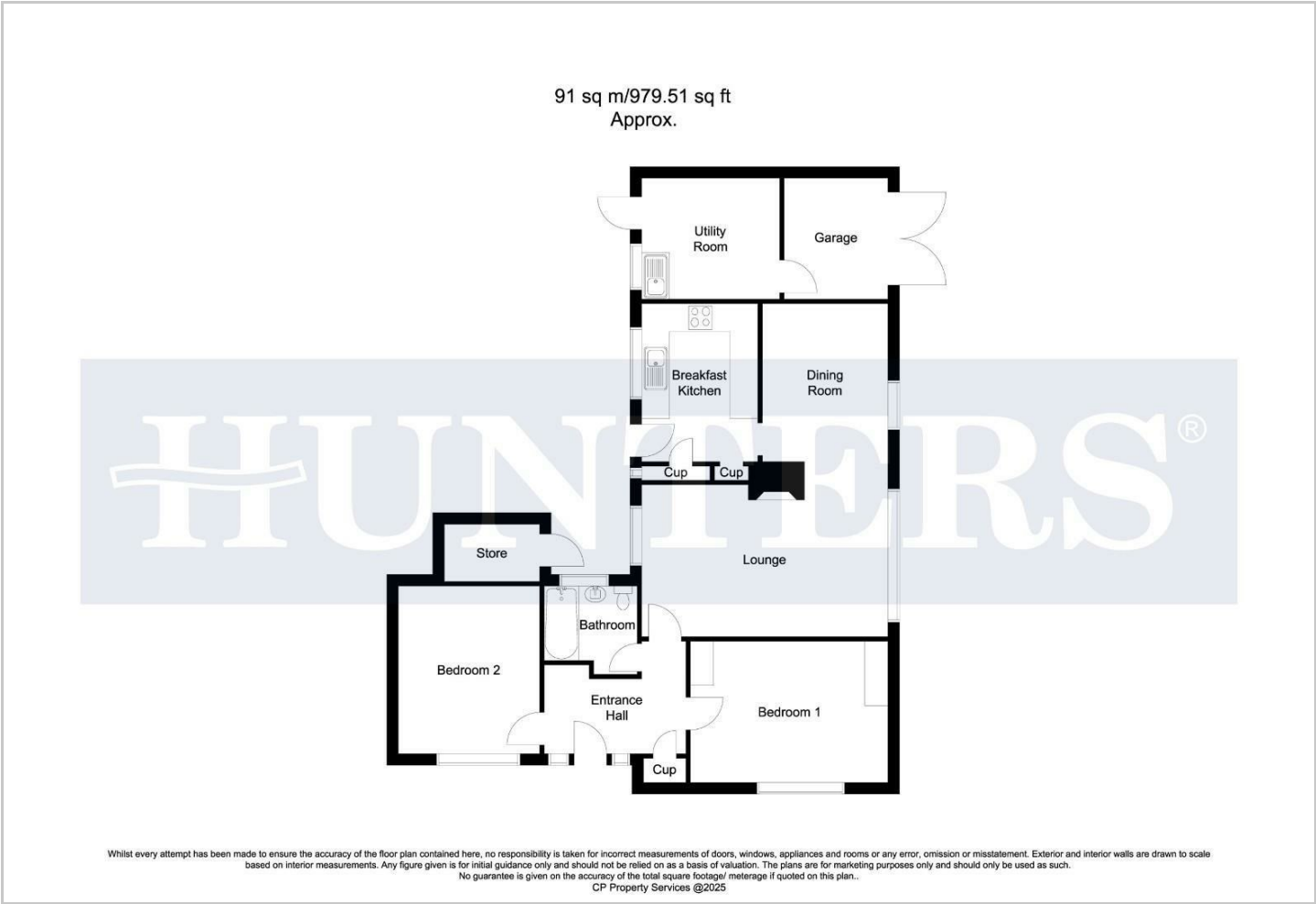
Hybrid Map



Terrain Map



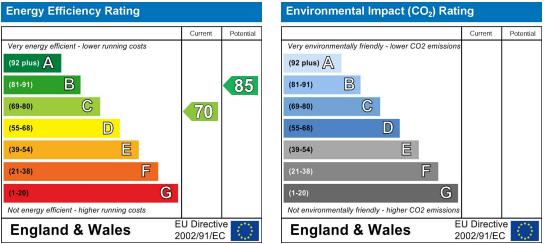
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.