



Ingham Road, Bawtry Doncaster DN10 6NN

welcome to

Ingham Road, Bawtry Doncaster

NEST OR INVEST! Viewing is recommended to appreciate the huge potential on offer with this two bedroom detached bungalow located on a very popular street to the outskirts of Bawtry. GENEROUS SIZE GARDEN, OFF ROAD PARKING & GARAGE.



Entrance Porch

Entrance Hall

Benefitting from a useful linen cupboard and central heating radiator.

Lounge

A comfortable main reception room, open plan to the dining area. Having a front facing double glazed bay window, coving to the ceiling and central heating radiator.

Dining Room

Second reception area with side facing double glazed box bay window, coving to the ceiling and central heating radiator.

Kitchen

Generous size kitchen/breakfast room fitted with an extensive range of traditional style wall and base units with complimentary worktops over, inset double sink with drainer and tiled splash backs. Benefitting from an integrated oven and hob and having space for a fridge/freezer and washing machine. Two side and one rear facing double glazed windows with stylish fitted shutters, coving to the ceiling and a main entrance door.

Bedroom One

Double bedroom with a front facing bay window, quality fitted wardrobes and a central heating radiator.

Bedroom Two

Double bedroom with a rear facing double glazed window, central heating radiator and coving to the ceiling.

Shower Room

Fitted with a modern suite comprising shower cubicle, basin and wc. Rear facing double glazed window with obscure glass, tiled walls and a wall mounted vanity unit.

External

Occupying a substantial size mature plot, a gardeners dream. Set back from the road behind a walled front garden mainly laid to lawn with well stocked borders and having double timber gates providing access to the driveway and garage beyond. The rear garden is a generous size with an expanse of grassed lawn, variety of colourful plants and shrubs and a feature garden pond. Enclosed by timber fencing and established hedging to the perimeters.

Garage

Detached brick built single garage with a pitched roof, up and over garage door and a convenient side courtesy door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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.



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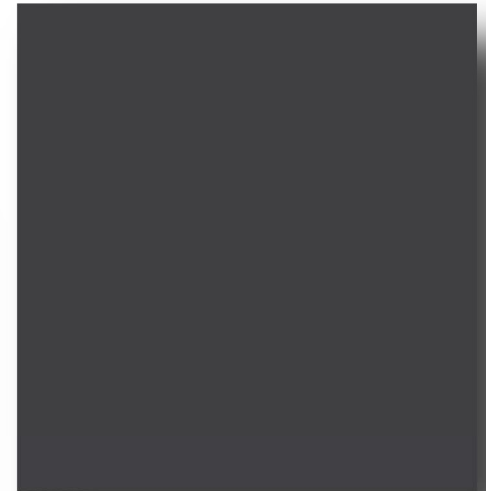
- Offered With No Upward Chain
- Huge Potential to Extend & Improve (STP)
- Immaculate Extended Detached Bungalow
- Lounge, Dining Room & Spacious Kitchen
- Two Double Bedrooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in the region of

£375,000



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Property Ref:
BWY108411 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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