

HUNTERS®

HERE TO GET *you* THERE



Church Street

Bawtry, Doncaster, DN10 6HU

£250,000

3 2 1 C
Council Tax: B



82 Church Street

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DESCRIPTION

Briefly the property comprises Living Room through Breakfast Kitchen to the ground floor with three bedrooms, one with en suite and family bathroom to the first floor. The property benefits from gas central heating and double glazing and externally has an enclosed courtyard garden with summer house and patio area.

Bawtry is a market town situated between Retford and the city of Doncaster with good transport links via the east coast mainline and motorway networks being close to the A1. There are a range of shops including Sainsburys, boutiques, restaurants, and the Crown Hotel together with other amenities including a school, library, health centre, dentists, a bowls and cricket club and a golf club on the outskirts of the town.

ACCOMMODATION

Entrance door leading into:

LOUNGE

11'10" x 12'0" (3.61m x 3.67m)

Double glazed bay window to the front elevation, beams to ceiling, brick built fireplace on brick built hearth with cast iron multi fuel fire, tiled flooring with underfloor heating, radiator and Archway through to:

BREAKFAST KITCHEN

13'9" x 14'1" (4.20m x 4.31m)

Fitted kitchen with wall and base units and solid wood worksurfaces, breakfast bar/island, integrated appliances including fridge freezer, washer/dryer, fitted oven with hob and extractor over, single sink and drainer. double glazed window to the rear elevation, tiled flooring with underfloor heating, radiator, stairs rising to first floor accommodation and door opening out to the rear garden.

FIRST FLOOR LANDING

Doors giving access in turn to bedrooms and bathroom. storage cupboard.

BEDROOM TWO

8'4" x 9'7" (2.56m x 2.93m)

Radiator and double glazed window to the rear elevation. Door giving access into:

EN SUITE

Three piece suite comprising shower cubicle with wall mounted rainfall shower head, low flush w.c. and wash hand basin, heated towel rail, tiles to the wall and floor.

BEDROOM ONE

11'10" x 10'4" (3.61m x 3.16m)

Fitted wardrobes, radiator and double glazed window to the front elevation.

BEDROOM THREE

11'9" x 7'3" (3.60m x 2.22m)

Currently used as a Dressing Room.

Double glazed window to the front elevation and radiator.

FAMILY BATHROOM

8'6" x 4'4" (2.60m x 1.34m)

Three piece suite comprising free standing bath, low level flush w.c. and wash hand basin, opaque double glazed window to the front elevation, tiles to walls and cushioned flooring.

EXTERNALLY

To the rear is a courtyard garden enclosed by mature hedging with a decked area and stone built outhouse converted to a Summer House/Gym with

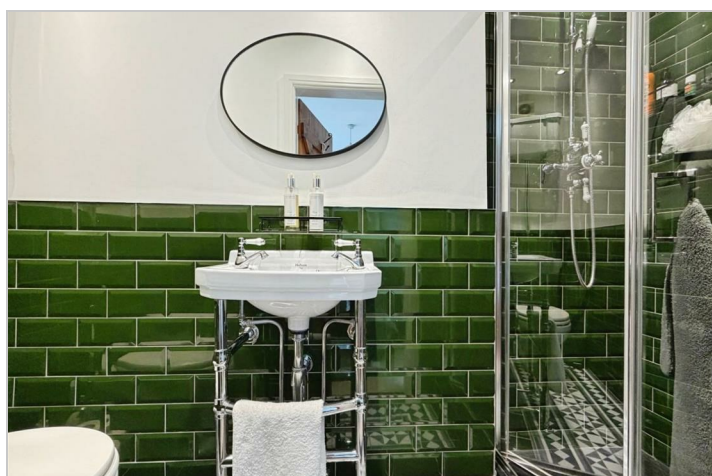
light, power and radiator, velux style window and windows and door to the front elevation.

TENURE - Freehold

COUNCIL TAX

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

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



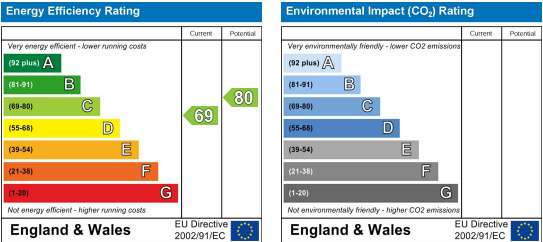
Floor Plan



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.