



Martin Lane, Bawtry, Doncaster DN10 6NL

welcome to

Martin Lane, Bawtry Doncaster

ATTENTION FIRST TIME BUYERS - spacious TWO DOUBLE BEDROOM, mid terraced house on this desirable road in Bawtry. POTENTIAL TO IMPROVE and make your own with OFF ROAD PARKING and storage GARAGE. Viewing advised.



Ground Floor Accommodation

Entrance Porch

Lean-to style porch with main access door and Upvc windows.

Hall

Housing the stairs to the first floor landing and having a central heating radiator.

Lounge

Spacious lounge with feature fireplace, wall light, central heating radiator, coving to the ceiling, two rear facing windows and door through to the conservatory.

Conservatory

Brick construction with polycarbonate roof and upvc double glazed window. Benefitting from a central heating radiator and back drop of greenery.

Kitchen

Fitted with a range of modern white gloss wall and base units with complimentary work tops over and inset sink with drainer. Having space for a cooker, dishwasher and washing machine. Rear facing entrance door and double glazed window, central heating radiator and breakfast bar.

Cloakroom

Fitted with a wc and wash hand basin. Front double glazed window with obscure glass and part tiled walls.

First Floor Accommodation

Landing

Bedroom One

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

Bedroom Two

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

Bathroom

Fitted with a bath tub with shower over and screen, wc and pedestal wash hand basin. Front facing double glazed window with obscure glass, modern radiator and tiled floor and walls.

External

Smart block paving to the front elevation recently laid and providing off road parking for upto 2 cars, flanked by borders with a variety of plants and shrubs.

Rear garden offering a high level of privacy, enclosed by mature hedging and fencing with a variety of plants and shrubs.

Storage Garage

Garage en-bloc accessible via a private road a couple of doors down (garage door not currently operational).

Agents Note

Both public and private rights of way exist at this property, please speak with the branch for further details.
Access to the storage garage is over private land - please confirm rights of way with your conveyancer.

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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welcome to

Martin Lane, Bawtry Doncaster

- Well Presented Mid Terraced House
- Desirable Area
- Conservatory
- Two Double Bedrooms
- Off Road Parking

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

offers over
£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107832 - 0006

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.

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