

# HUNTERS<sup>®</sup>

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## Doncaster Road

Bawtry, Doncaster, DN10 6NQ

£375,000



Council Tax: E



# Kelston Doncaster Road

Bawtry, Doncaster, DN10 6NQ

£375,000



## DESCRIPTION

Briefly the property comprises entrance hall, lounge diner, kitchen diner, conservatory and cloakroom to the ground floor whilst the first floor has four bedrooms and bathroom. Outside to the rear is a long garden and off street parking to the front for several vehicles. The property also benefits from gas central heating and double glazing throughout.

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 is a range of shops including Sainsburys, boutiques, restaurants, and the Crown Hotel together with other amenities including a school, library, health centre, dentists, bowls and cricket club and a golf club on the outskirts of the town.

## ACCOMMODATION

The property is accessed from a side porched entrance with two wall lights via a wooden door with glass panel leading into:

### ENTRANCE HALLWAY

7'2" widest x 12'11" longest (2.19 widest x 3.94 longest)

Providing access to the lounge diner, kitchen diner and downstairs cloakroom. stairs rising to the first floor accommodation, window to the side elevation, tiled flooring, spotlights to ceiling, smoke alarm and understairs cupboard.

### LOUNGE DINER

23'6" x 13'11" to its maximum dimensions (7.17m x 4.26m to its maximum dimensions)

Central chimney breast with open brick hearth, TV connectors, vinyl flooring, corner cupboard housing

the electric meter and fuse box, bay window with seating area and further window to the front elevation, radiator.

### KITCHEN DINER

10'4" x 18'1" to its maximum dimensions (3.17m x 5.52m to its maximum dimensions)

Wall and base units in cream with complementary worktops, built in oven and grill with microwave, space for fridge freezer, integrated dishwasher, one and a half stainless steel sink with mixer tap, five ring gas hob with extractor fan over, floor lights to units with fan heater, tiled flooring, spotlights to ceiling, wall mounted thermostat with remote control unit, window to the rear elevation and double doors into:

### CONSERVATORY

10'0" x 16'1" (3.05m x 4.91m)

Tiled flooring, spotlights to ceiling, double doors opening to the rear garden.

### FIRST FLOOR LANDING

12'11" x 6'10" (3.96m x 2.10m)

Providing access to bedrooms and bathroom, smoke alarm to ceiling, window to the side elevation.

### BEDROOM ONE

9'5" x 14'0" (2.88m x 4.28m)

Built in wardrobes and drawer unit attached, panel flooring, spotlights to ceiling, TV point and triple glazed window to the front elevation.

### BEDROOM TWO

11'1" x 11'5" (3.40m x 3.49m)

Shelf, panel flooring, window to the front elevation and radiator.

### BEDROOM THREE

9'11" x 10'6" (3.04m x 3.21m)

Built in cupboard, panel flooring, window to the rear elevation and radiator.

### BEDROOM FOUR

5'8" x 6'9" (1.74m x 2.07m)

Panel flooring, loft hatch, window to the rear elevation and radiator.

### BATHROOM

Tiled throughout with matching white suite, comprising panel bath with rainfall head shower over, wash hand basin in unit with mixer tap, low level flush wc, mirror on rotor arm, spotlights to ceiling, chrome wall radiator, towel rail and window to the rear elevation.

### EXTERNALLY

To the front is a stone chip drive facilitating off street parking for several vehicles, fencing to two sides and brick wall to the front, a wooden gate leads to the side entrance, garage and rear garden. Wooden store situated next to the conservatory.

The rear garden is laid mainly to lawn and paving with raised borders, an outside tap and gas meter cupboard.

### GARAGE

9'10" x 15'11" (3.01m x 4.86m)

Concrete section construction with floor pit, up and over door, power and lighting, window to the rear elevation and side personal door.

### TENURE - Freehold

### COUNCIL TAX

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

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



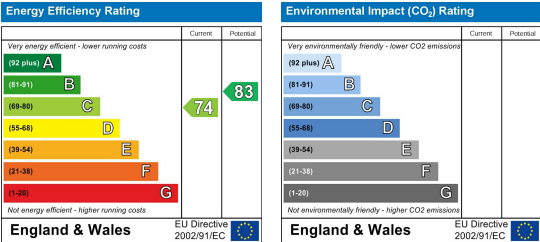
Floor Plan



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.