



**Grange Avenue, Bawtry DONCASTER DN10 6NR**

**welcome to**

**Grange Avenue, Bawtry DONCASTER**

Well presented THREE BEDROOM semi-detached house situated in the POPULAR area of Bawtry and within WALKING DISTANCE to local amenities. Good Size GARDEN, OFF ROAD PARKING and plenty of POTENTIAL TO IMPROVE.



## Ground Floor Accommodation

### Entrance Hall

Entrance hall housing the stairs to the first floor landing, with tiled flooring, a central heating radiator and understairs storage cupboard.

### Lounge

A comfortable lounge featuring a front-facing double glazed bay window allowing for plenty of natural light, together with a central heating radiator.

### Dining Room

Dining room open to the lounge featuring French doors providing access to the garden, along with a central heating radiator.

### Kitchen

A well-equipped kitchen fitted with a range of wall and base units with complimentary work surfaces, inset stainless steel 1 1/2 bowl sink with drainer. Having space for a cooker, recessed lighting, a wall-mounted boiler and a side-facing double glazed window.

### Utility Room

Utility room with a front-facing double-glazed window, central heating radiator, and space for a washing machine and fridge freezer.

## First Floor Accommodation

### Landing

Having a side facing double glazed window.

### Bedroom One

Double bedroom with built-in wardrobes, a front-facing double-glazed window, and a central heating radiator.

### Bedroom Two

Second double bedroom featuring a rear-facing double-glazed window providing natural light, along with a central heating radiator.

### Bedroom Three

Single bedroom with a front facing double glazed window and a central heating radiator.

### Bathroom

Family bathroom comprising a bath with shower over, pedestal wash hand basin and WC. Side-facing double-glazed window with obscure glass, and a chrome heated towel rail.

## External

Set back from the road behind a brick built wall and garden area with driveway to the side elevation. Enclosed rear garden with a high degree of privacy having a paved seating area ideal for outdoor dining, Generous grassed lawn, hard standing area flanked by a variety of plants and shrubs and a convenient side access gate.



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## Grange Avenue, Bawtry DONCASTER

- Spacious Semi-Detached house
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Generous Size Garden
- Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY108233 - 0002

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