



**Pemberton Grove, Bawtry Doncaster DN10 6LR**



**welcome to**

**Pemberton Grove, Bawtry Doncaster**

**\*\*OPEN HOUSE EVENT - SATURDAY 25TH APRIL 2PM - 4PM (Call to book time slot)\*\*** Oozing kerb appeal, this DETACHED FAMILY home with FIVE DOUBLE bedrooms is not to be missed. Accommodation arranged over THREE FLOORS with lots of POTENTIAL to make your own. AMPLE OFF ROAD PARKING, DOUBLE GARAGE.



## Ground Floor Accommodation

### Entrance Hall

Welcoming light and bright entrance hall accessed via a front facing glazed door. The hall provides access to all ground floor rooms and houses the stairs to the upper floors. Modern style central heating radiator and alarm panel.

### Cloakroom

Fitted with wc and wash hand basin with partially tiled walls, central heating radiator and a rear facing double glazed sash window with obscured view.

### Lounge

Spacious main reception room, having a gas fire with back, hearth and surround. Boasting deep skirting boards and French doors leading out to the rear garden. Front facing double glazed sash window and two central heating radiators.

### Dining Kitchen

Lovely dining kitchen fitted with an extensive range of high gloss wall and base units with complimentary worktops with stainless steel one and a half bowl sink with drainer. Benefitting from space for a fridge/freezer, an integrated dishwasher and having a range style cooker. Front and rear facing double glazed sash windows, tiled flooring, central heating radiator, recessed lights and garage access door.

### Utility Room

Useful, tall storage unit and a cupboard housing the boiler. Tiled flooring, space for a washing machine and a stable style entrance door leading out to the rear garden.

## First Floor Accommodation

### Landing

Split level landing, enhanced by an impressive front facing feature window, perfectly positioned to create a bright and airy space. Also having a central heating radiator.

## Bedroom One

Spacious double bedroom, having a front facing double glazed sash window, two side facing double glazed sash windows, a wardrobe and two central heating radiators.

### En-Suite

Well appointed en-suite, fitted with a shower cubicle, wc and wash hand basin. Benefitting from tiled splash backs, shaver point and wall mounted light. Rear facing double glazed sash window with obscured view, central heating radiator and extractor fan.

## Bedroom Two

Step down into this spacious double bedroom, having a useful storage cupboard and wardrobe, wall mounted shelves a front facing double glazed sash window and a central heating radiator.

### En-Suite

Fitted with a shower, wc and wash hand basin. Part tiled walls, tiled floor and a central heating radiator.

## Bedroom Three

Double bedroom, having a rear facing double glazed sash window and a central heating radiator.

### En-Suite

Fitted with a shower cubicle, wc, wash hand basin, tiled splashbacks and a central heating radiator. Providing two rear facing double glazed sash windows with obscured view, a shaver point and light.

## Bathroom

Generous size family bathroom fitted with a shower cubicle, bath, wc and a vanity wash hand basin. With part tiled walls, a front facing double glazed sash window with obscured view and a central heating radiator.

## Second Floor Accommodation

### Landing

Having a central heating radiator and a cupboard housing the hot water tank.

## Bedroom Four

Double bedroom, having a side facing port hole style window and a front facing double glazed dormer window with fitted blinds. Eves storage and a central heating radiator.

### Wc

Tiled splash backs, a wc, wash hand basin and a central heating radiator.

## Bedroom Five

Double bedroom, featuring eves storage, a front facing double glazed dormer window with fitted blinds, a port hole style window, and a central heating radiator.

## External

The front elevation having an open plan grassed lawn, and a parking area for several vehicles. The walled rear garden can be accessed via a side pedestrian gate and being south east facing, enjoys plenty of sun during the day. A great space for entertaining with a covered area to the side elevation which can be screened off and provides a double power socket. In addition, there is a grassed lawn, a decked area with gazebo. Paved seating area, planters to the perimeters and water supply.

## Double Garage

Double Garage having two electric doors, consumer unit, power and lighting connected, and having a courtesy door into the kitchen.

## Agents Note

Annual service charge payable for the upkeep of the immediate area and grounds, currently at £431.77 per annum.



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welcome to

## Pemberton Grove, Bawtry Doncaster

- Beautiful Three Storey Detached Home
- Five Spacious Double Bedrooms
- Three En-suites & Family Bathroom
- Ample Parking & Double Garage
- Privately Managed Estate & Conservation Area

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

offers in the region of

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY108078 - 0005

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