



Maple Grove, Bawtry DONCASTER DN10 6LJ

welcome to

Maple Grove, Bawtry DONCASTER

Situated to a Corner Plot Position, this DETACHED Bungalow with LOTS OF POTENTIAL on offer, boasts THREE DOUBLE BEDROOMS, a Smart DRIVEWAY and Two Single GARAGES. Be Quick To View!



Ground Floor Accommodation

Entrance Porch

Accessed via a side entrance door, having both a front and side facing double glazed window.

Entrance Hall

Containing a central heating radiator and useful cupboard housing the boiler.

Lounge

Spacious main reception room, featuring a front facing double glazed bay window, side facing double glazed window, gas fire with back, hearth and surround and a central heating radiator.

Kitchen

Comprising of wall and base units with worktop over, integrating a sink/drainage. Benefitting from a serving hatch into the lounge, a rear facing double glazed window, side entrance door and a central heating radiator. With space for an oven and a washing machine.

Conservatory

Light and bright conservatory, consisting of low level brick wall and upvc double glazed units. Having a polycarbonate roof, ceiling fan, central heating radiator and French doors leading out to the rear garden.

Bedroom One

Double bedroom, having sliding doors leading into the conservatory, wall lights, coving to the ceiling and a central heating radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a bath, shower cubicle, wc and a wash hand basin. Having a storage cupboard, two rear facing double glazed windows with obscured view and a central heating radiator.

External

Situated to a corner plot position with established hedging to the perimeters, the front elevation consists of a grass lawn, plants and shrubs, a pond and a paved walkway to the entrance porch. The side and rear of the property, mainly laid to grass lawn, boasting a double driveway with wrought iron gates, two single garages and a greenhouse.

Agents Note

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.



view this property online williamhbrown.co.uk/Property/BWY108261



welcome to

Maple Grove, Bawtry DONCASTER

- Detached Bungalow
- Potential to Improve
- No Onward Chain
- Corner Plot Position
- Three Double Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108261



Property Ref:
BWY108261 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk