



Ivatt Close, Bawtry DONCASTER DN10 6QF

welcome to

Ivatt Close, Bawtry DONCASTER

Ideal First Time Buyer Home! Situated to a CUL-DE-SAC in the Sought After Market Town of BAWTRY. Flaunting a Spacious LOUNGE/DINER, THREE Good Sized BEDROOMS and FRONT & REAR GARDENS with DRIVEWAY. Must Be Viewed!



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall, accessed via UPVC main entrance door and having a central heating radiator and stairs leading to the first floor.

Lounge/Dining Room

Light and bright main reception room, benefitting from a feature fireplace with electric stove, coving to the ceiling and a central heating radiator. A front facing double glazed window and French doors leading out to the garden.

Kitchen

Fitted with an extensive range of wall and base units with complimentary worktops over and tiled splashbacks. Integrating a stainless steel sink/drain, electric oven, gas hob and having a wall mounted boiler. Possessing a rear entrance door, rear facing double glazed window and tiling to the floor with space for a washing machine and fridge/freezer. Having a useful under stairs storage cupboard owning a side facing double glazed window with obscured view, and housing the consumer unit.

First Floor Accommodation

Landing

Incorporating the tank cupboard, a side facing double glazed window and loft access.

Bedroom One

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

Shower Room

Surrounded by tiling to the walls and floor, complete with a walk in shower, vanity wash hand basin, wc, heated towel rail and a rear facing double glazed window with obscured view.

Bedroom Two

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

Bedroom Three

Consisting of a front facing double glazed window and a central heating radiator.

External

The front elevation is set back from the road behind a walled front garden with double wrought iron gates, being mainly laid to lawn with colourful plants and shrubs within the borders. Heading to the rear elevation you are greeted with a low maintenance garden being fully enclosed by timber fencing, having a grass lawn, shed and a smart paved seating area.

Garage

Single garage, with up and over garage door and side courtesy door.

Services

All mains services connected.

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.



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welcome to

Ivatt Close, Bawtry DONCASTER

- Modern Semi - Detached Home
- Spacious Lounge/Diner
- Three Good Sized Bedrooms
- Front & Rear Gardens with Garage
- Enclosed Driveway with EV Charger

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108318 - 0005

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