



Mayflower Court, Doncaster DN10 6RZ

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GUIDE PRICE £500,000 TO £525,000

We offer to the market a well presented modern FIVE bedroom family home with extended kitchen and living area to the rear, with a private garden situated in a quiet cul de sac location in the village of Austerfield, just outside of the market town of Bawtry which has many amenities. Viewing is HIGHLY recommended.





DESCRIPTION

Briefly the property comprises entrance hallway, lounge, family room, open plan living kitchen area, cloakroom and boot room to the ground floor whilst the first floor benefits from five bedrooms, master with ensuite and a family bathroom. Outside is a private garden to the rear whilst the front has parking for several vehicles and a double fronted garage. The property also benefits from gas central heating and double glazing.

Austerfield is a village lying one mile to the north east of the market town of Bawtry on the A614. The village has an outdoor centre and community hub, plus a golf and country club to the north east. 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, pubs and cafes and the Crown Hotel together with other amenities including a school, library, health centre, dentists, a bowls and cricket club.

ACCOMMODATION

The property is accessed via a porched entrance with overhead light through a white uPVC door with ornate glass panel and one to the side leading into:

ENTRANCE HALLWAY

9'3" x 15'9"

Providing access to the lounge, family room, kitchen living area, cloakroom and boot room, wood panel flooring, concealed radiator and smoke alarm to ceiling.

LOUNGE

11'10" x 19'5" into bay window

Central feature fireplace with surround housing electric flame effect fire, TV points, bay window to the front elevation and two radiators.

FAMILY ROOM

8'10" x 23'6"

A versatile room with access to the rear garden via French doors, wood panel flooring, Velux window to the ceiling and two radiators.

KITCHEN LIVING AREA

25'7" x 18'3"

Range of wall and base units with complementary worktops, space for range cooker with extractor fan over and American style fridge freezer in unit, integrated dishwasher and waste bin, ceramic sink. Central island incorporating breakfast bar and two wine racks, bi folding doors to the rear elevation opening to the garden, Karndean tiled flooring, three Velux windows to the ceiling and window to the rear elevation, four radiators. Door opening into:



UTILITY ROOM

7'4" x 9'10"

Wall and base units with complementary worktops with space under for washing machine and tumble dryer, wall mounted central heating timer unit, Karndean floor tiling, spotlights to ceiling, white uPVC door with glass panel to side entrance and radiator.

DOWNSTAIRS CLOAKROOM

5'9" x 3'10"

Half tiled with wall unit housing wash hand basin with mixer tap, wc and extractor fan.

BOOT ROOM

7'9" x 5'5"

Radiator.

FIRST FLOOR LANDING

17'10" x 6'5" to its maximum dimensions

Providing access to the bedrooms and family bathroom, airing cupboard, loft access which is part boarded, smoke alarm to ceiling.



MASTER BEDROOM

12'3" x 12'2"

Fitted wardrobes with three double door sections, window to the front elevation and radiator. Door leading into:

EN SUITE

6'0" x 6'3"

Tiled throughout with shower cubicle having rainfall head and hand held unit, wall mounted wash hand basin with inset mirror over, low level flush wc, heated towel rail, panel flooring, spotlights to ceiling with extractor fan, obscure window to the side elevation.

BEDROOM TWO

9'1" x 10'11"

Fitted wardrobes, window to the rear elevation and radiator.

BEDROOM THREE

11'11" x 8'11"

Currently used as a study/office.

Window to the front elevation and radiator.



BEDROOM FOUR

12'7" x 8'8"

Fitted wardrobes, window to the rear elevation and radiator.

BEDROOM FIVE

8'2" x 13'5"

Window to the front elevation and radiator.

FAMILY BATHROOM

10'2" x 9'4"

Part tiled with matching white suite comprising panel bath with mixer tap, shower cubicle with rainfall head and hand held unit, wall mounted wash hand basin, low level flush wc, heated towel rail, spotlights to ceiling, obscure window to the rear elevation.

EXTERNALLY

The front of the property has block paving and off street parking for several vehicles and hedging to the side. Double fronted garage and gated access to one side leading to the private rear garden which can also be accessed from the kitchen and family room and is laid mainly to lawn with mature borders, paved seating area with slate surround, outside tap and power sockets.



GARAGE

16'7" to maximum dimension x 12'11"

With two up and over doors, power and lighting, wall mounted Worcester boiler, and fuse box. Part of the garage has been used to create the boot room internally and potential buyers should ensure the garage is adequate for their needs.

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 at £45.00 + VAT

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. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <https://www.hunters.com>

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