





# THE HOLLIES BAWTRY ROAD

## DONCASTER, DN11 9HA

## £410,000

## FREEHOLD

GUIDE PRICE £410,000 - £420,000 | OPEN DAY 10th of October 11am - 2pm

The Hollies is an exceptional semi-detached bungalow offering an abundance of versatile accommodation with large, spacious rooms and high ceilings. Tucked away and surrounded by open fields, this beautifully presented home enjoys a peaceful setting between the popular towns of Bawtry and Tickhill, both offering an excellent range of amenities including restaurants, wine bars, shops, and convenient motorway links.

Set in a secluded position with a private driveway shared with only one other property, the home also benefits from a small separate patch of additional land to the rear.

This spacious bungalow comprises a large dining kitchen, sitting room overlooking the garden, a light and airy lounge with feature fireplace, three generous bedrooms, and a contemporary shower

Kendra Jacob

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# THE HOLLIES BAWTRY ROAD

• SEMI-DETACHED • THREE BEDROOMS • SURROUNDED BY OPEN FIELD VIEWS • TWO BATHROOMS • OIL CENTRAL HEATING • BAR ROOM/SNUG • LIVING ROOM A BEAUTIFUL LOG BURNER • OUTBUILDING USED AS A CATTERY





**KITCHEN**

Fitted with a range of wall and base units and work surfaces incorporating Belfast sinks, an integrated electric hob, oven, and grill. Features oak flooring, built in storage cupboard, a front-facing double glazed window, and a front-facing composite door.

**BAR ROOM/SNUG**

A versatile space with bi-fold doors opening to the rear, tiled flooring, power points, radiator, and a wooden bar, ideal for entertaining or relaxing.

**LIVING ROOM**

A spacious living area featuring French doors leading to the garden and side-facing windows offering open field views. Includes a radiator, tiled flooring, and a media wall with fitted shelving. The focal point of the room is a stunning log burner with surround and hearth, creating a warm and inviting atmosphere.

**BEDROOM ONE**

With a rear-facing double glazed window overlooking field views, power points, radiator, and access to the en-suite.

**EN SUITE**

Comprising a walk-in electric shower, wash hand vanity unit, low flush W/C, towel radiator, and a side-facing double glazed window.

**BEDROOM TWO**

With a side-facing double glazed window, power points, and radiator.

**BEDROOM THREE**

With a rear-facing double glazed window, power points, and central heating radiator.

**FAMILY BATHROOM**

A fully tiled suite including a shower enclosure, panelled bath with shower attachment, wash hand unit, and low flush W/C. Features a side-facing obscure double glazed window with shutters and a towel radiator.

**EXTERNAL**

The property benefits from off-road parking and lawns to the garden. An outbuilding, currently used as a cattery, offers further potential for a variety of uses. There is also a further small separate patch of additional land to the rear (approximately 30m x 10m or 90ft x 30ft).

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Kendra
Jacob




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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1926.90 sq ft

**Tenure** – Freehold





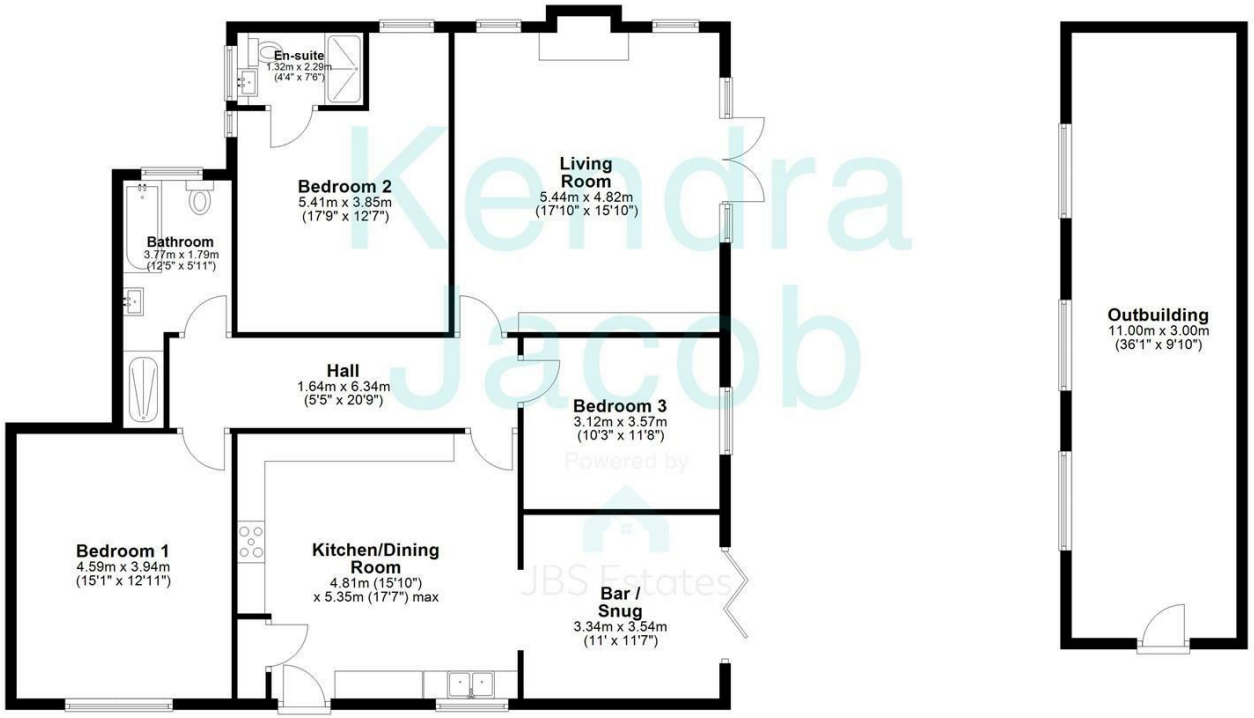






## Ground Floor

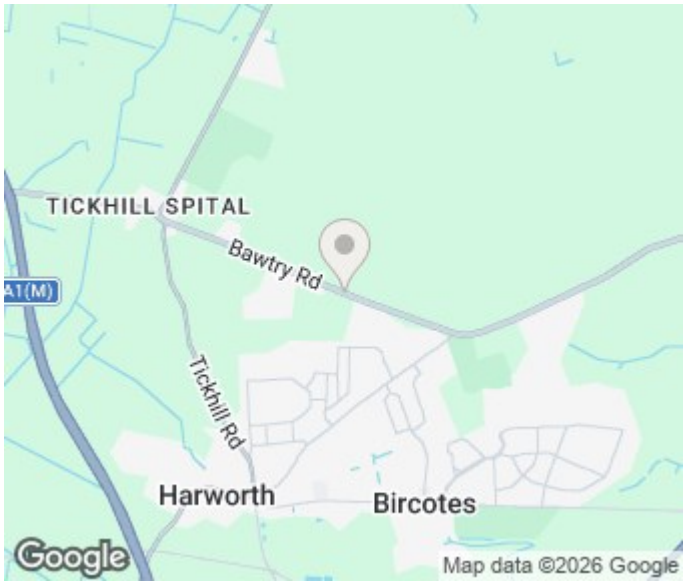
Approx. 179.0 sq. metres (1926.9 sq. feet)

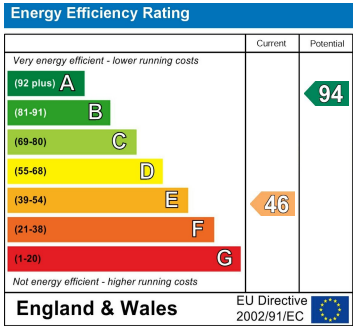



Total area: approx. 179.0 sq. metres (1926.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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