

HUNTERS®

HERE TO GET *you* THERE



Sandbeck Court

Bawtry, Doncaster, DN10 6XQ

£375,000



Council Tax: E



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DESCRIPTION

We are pleased to offer to the market a four bedroom detached property which comprises entrance hallway, lounge, kitchen diner and cloakroom to the ground floor and four bedrooms, the master having en suite and a family bathroom to the first floor. Outside is off street parking to the front, driveway and garage, whilst the rear has a secure private garden. The property also benefits from gas central heating and double glazing.

ACCOMMODATION

Accessed from the front via a porched entrance with overhead light through a white uPVC door with glass panels leading into:

ENTRANCE HALL

11'7" x 17'11" (3.54m x 5.47m)

Providing access to the lounge, kitchen diner and cloakroom, stairs rising to the first floor accommodation, understairs cupboard, concealed radiator, wall mounted thermostat.

LOUNGE

19'7" x 11'6" (5.99m x 3.53m)

Feature fireplace housing gas flame effect fire in surround, TV point, wood panel flooring, bay window to the front elevation with ornate glass, two radiators and double doors leading into:

L SHAPED KITCHEN DINER

26'11" x 18'0" to maximum dimensions (8.22m x 5.50m to maximum dimensions)

Fitted kitchen comprising wall and base units (one housing the fuse box) with complementary worktops, built in cooker and grill, four ring gas hob with extractor fan, integrated dishwasher, fridge

freezer, space for washing machine, ceramic sink with mixer tap, tiled flooring, inset spotlights to ceiling, mural to dining area wall with white uPVC double doors leading out to rear garden, further white uPVC door with glass panels and window to the rear elevation.

CLOAKROOM

8'0" x 2'10" (2.46m x 0.87m)

Two piece suite comprising low level flush wc, wall wash hand basin with splashback, wood panel flooring, window to the side elevation and radiator.

FIRST FLOOR LANDING

10'1" x 5'10" (3.08m x 1.80m)

Providing access to the bedrooms and bathroom, loft access with part boarding, airing cupboard, smoke alarm to ceiling.

MASTER BEDROOM

11'9" x 11'6" (3.60m x 3.52m)

Built in wardrobes, window to the front elevation with ornate glass and shutters, radiator and door leading into:

EN SUITE

8'8" x 5'9" (2.66m x 1.76m)

Three piece suite comprising shower unit, low level flush wc, wash hand basin in unit with mixer tap and mirror over, chrome wall radiator, window to side and extractor fan.

BEDROOM TWO

11'9" x 11'6" (3.60m x 3.51m)

Window to the front elevation with ornate glass and radiator.

BEDROOM THREE

10'4" x 11'6" (3.16m x 3.52m)

Wood panel flooring, window to the rear elevation and radiator

BEDROOM FOUR

9'6" x 8'5" (2.92m x 2.58m)

Wood panel flooring, window to the rear elevation and radiator.

FAMILY BATHROOM

7'5" x 5'6" (2.28m x 1.68m)

Half tiled with matching white suite comprising panel bath with overhead shower, wash hand basin, low level flush wc, vinyl flooring, extractor fan, window to the rear elevation and radiator.

EXTERNALLY

To the front is a block paved drive providing off street parking for two vehicles and leads to the garage. There are mature shrubs and a stone chip area.

A gate to the side leads to the south west facing rear garden which is laid to lawn with mature beds, a patio area and a pergola, outside tap, wooden tool shed and outside light.

GARAGE

8'6" x 15'2" (2.60m x 4.63m)

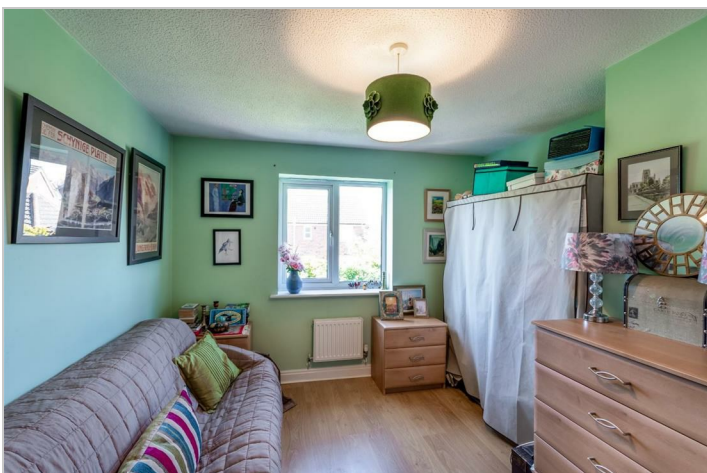
Door with three panels, power and lighting and wall mounted boiler.

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'E'

TENURE - Freehold

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



Road Map



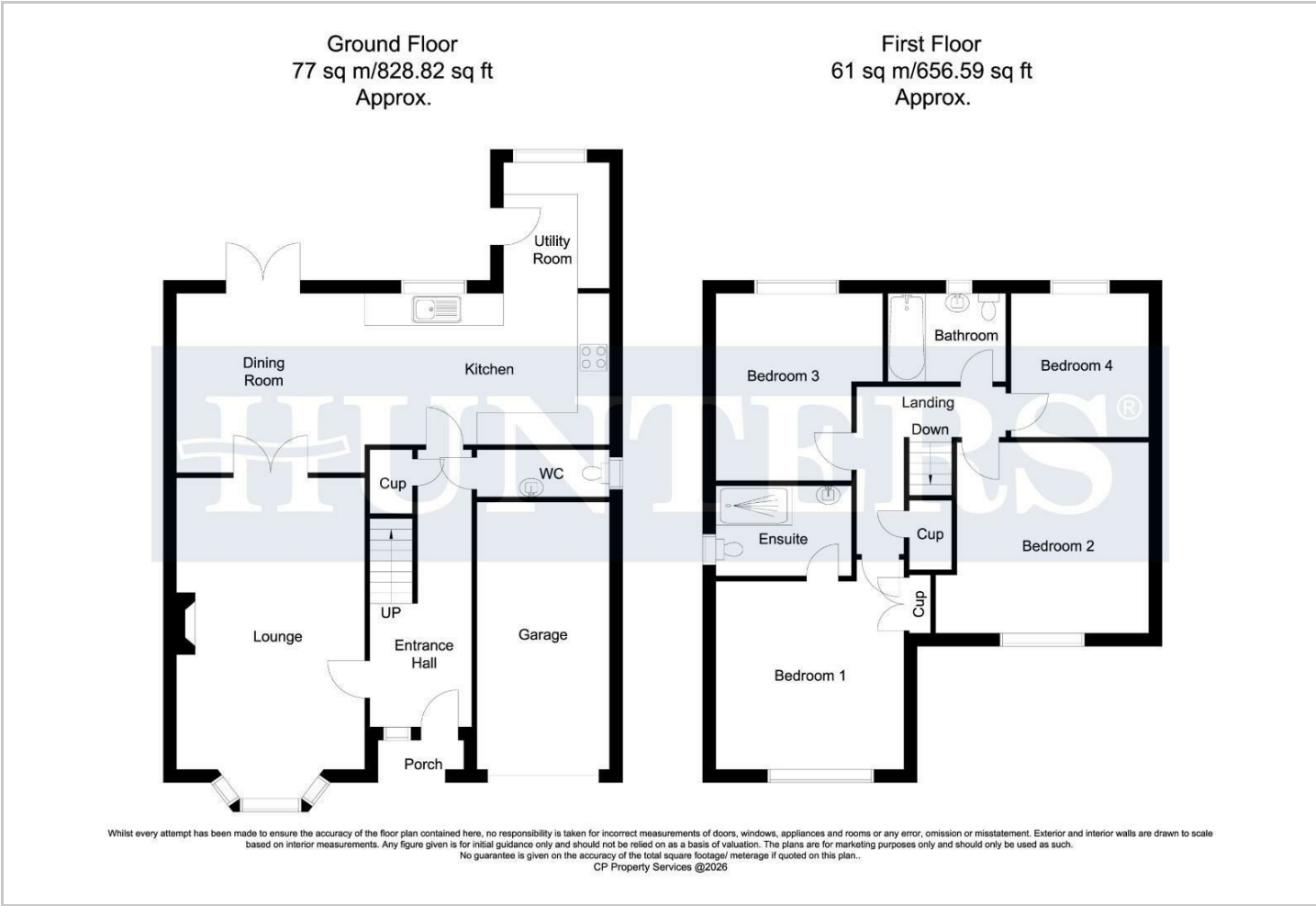
Hybrid Map



Terrain Map



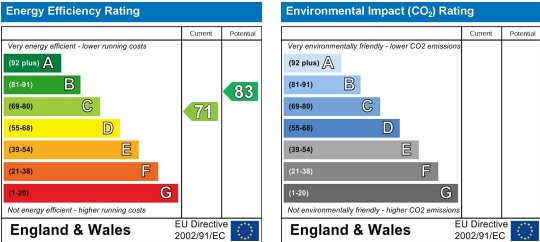
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.