



william  
h brown  
for sale  
01302 71725

**Martin Lane, Bawtry Doncaster DN10 6NL**

  
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**welcome to**

**Martin Lane, Bawtry Doncaster**

ATTENTION FIRST TIME BUYERS - spacious TWO DOUBLE BEDROOM, mid terraced house on this desirable road in Bawtry. POTENTIAL TO IMPROVE and make your own with OFF ROAD PARKING and storage GARAGE. Viewing advised.



William H Brown are pleased to be the selling agents of this superb property. An ideal opportunity to get on the property ladder in popular Bawtry. Accommodation is arranged over two floors and briefly comprises of a lean-to style porch, entrance hall, spacious lounge, conservatory, good size kitchen and cloakroom to the ground floor. Moving upstairs there are two double bedrooms and a modern bathroom. Externally the property benefits from smart block paving to the front elevation providing off road parking for upto two cars and a rear garden.

Bawtry is an historic market town full of amenities including boutique style shops, convenience store, public houses, restaurants, healthcare, primary schooling and more. Commuters will find good transport links with a regular bus service to Retford and Doncaster city centre and easy access to the motorway networks via the A1 at Blyth.

## **Ground Floor Accommodation**

**Entrance Porch**

**Hall**

**Lounge**

**Conservatory**

**Kitchen**

**Cloakroom**

## **First Floor Accommodation**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**External**

**Storage Garage**

**Agents Note**



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## Martin Lane, Bawtry Doncaster

- Well Presented Mid Terraced House
- Desirable Area
- Conservatory
- Two Double Bedrooms
- Off Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£185,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107832 - 0002

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.



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