



**Baulk Lane, Harworth Doncaster DN11 8PF**



**welcome to**

**Baulk Lane, Harworth Doncaster**

BEAUTIFUL semi-detached family home available with NO ONWARD CHAIN and situated on this most popular road in Harworth. EXTENDED ground floor accommodation with THREE nice size BEDROOMS plus a GENEROUS SIZE GARDEN, off road parking and GARAGE/WORKSHOP. Early viewing recommended.



## Ground Floor Accommodation

### Entrance Hall

Welcoming entrance, featuring beautiful tiling to the floor, a side facing double glazed window, a central heating radiator and coving to the ceiling.

### Cloakroom

Fitted with a wc and vanity wash hand basin. Tiled splashbacks, wall mounted boiler and a side facing double glazed window with obscured view.

### Lounge

Cosy lounge with a feature fireplace, coving to the ceiling, a front facing double glazed window, central heating radiator and double doors leading through to the dining room.

### Dining Room

Spacious reception room with central heating radiator and having French doors leading out to the beautiful paved area of the rear garden.

### Kitchen

Light and bright kitchen fitted with matching cabinetry, complimentary work tops incorporating a breakfast bar and inset sink with drainer. Benefitting from an integrated microwave and having space for a cooker, dishwasher and American style fridge freezer. Rear facing double glazed window. central heating radiator and coving to the ceiling.

### Utility Room

Benefitting from a good range of wall and base units, a central heating radiator and having space for a tumble dryer and washing machine.

## First Floor Accommodation

### Landing

Having a storage cupboard, coving to the ceiling, a side facing double glazed window and loft access, the loft being fully boarded and having a ladder to access.

### Bedroom One

Double bedroom, having fitted wardrobes, coving to the ceiling and a front facing double glazed window.

### Bedroom Two

Double bedroom, having fitted wardrobes, coving to the ceiling, a central heating radiator and a rear facing double glazed window with views over the garden.

### Bedroom Three

Single bedroom with coving to the ceiling, a central heating radiator and a front facing double glazed window.

### Bathroom

A recently updated modern bathroom fitted with a white suite comprising a bath with overhead shower and glass screen, vanity wash hand basin and a wc. Rear facing double glazed window with obscured view, central heating radiator and recessed lights.

## External

Set back from the road behind laurel hedging and having a grassed lawn an driveway providing off road parking with timber fencing to the side permitters.

To the rear of the property is an attractive and well-maintained garden enclosed by timber fencing and mature hedging. This generous size garden comprises of a grassed lawn, smart paved patio area and power sockets.

## Garage/Workshop

Generous size attached garage/workshop accessible from the house with power and light connected.

## Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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welcome to

## Baulk Lane, Harworth Doncaster

- IMMACULATE Semi - Detached Home
- EXTENDED Kitchen and Dining Room
- Three Good Sized Bedrooms
- Generous Size, Well Kept Rear Garden
- Ample Off Road Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in the region of

**£235,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY108173 - 0002

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