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Ingham Road

Bawtry, Doncaster, DN10 6NN

Guide Price £350,000

4 1 2 D

Council Tax: D





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DESCRIPTION

The property will benefit from a program of modernisation and briefly comprises entrance hallway, lounge, kitchen diner, two bedrooms, study/box room and shower room to the ground floor whilst the first floor has two further bedrooms. Outside are gardens to the front and rear with a drive facilitating off street parking for several vehicles leading to the garage. The property also benefits from gas central heating and double glazing.
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 are a range of shops including Sainsburys, boutiques, restaurants, and the Crown Hotel together with other amenities including a school, library, health centre, dentists, a bowls and cricket club and a golf club on the outskirts of the town.

ACCOMMODATION

Access to the front of the property is via a porched entrance with wood effect uPVC door having two side glass panels leading into:

ENTRANCE HALLWAY

8'2" to its maximum dimensions x 17'7" (2.50m to its maximum dimensions x 5.38m)
Providing access to the lounge, kitchen, bedrooms, shower room and study, stairs rising to the first floor accommodation, ornate coving to ceiling, smoke alarm, wall mounted thermostat and radiator.

LOUNGE

12'3" x 13'11" (3.74m x 4.25m)
Feature fireplace with gas flame effect fire and surround, coving to ceiling, bay window to the front elevation and radiator.

KITCHEN DINER

11'11" x 9'10" (3.65m x 3.02m)
Wall and base units with complementary worktops, spaces for oven, washing machine and fridge freezer, stainless steel sink with splashback tiling, windows to the rear and side elevations, stable style wooden door opening to the rear garden.

MASTER BEDROOM

10'11" x 10'11" (3.34m x 3.34m)
Bay window to the front elevation and radiator.

BEDROOM TWO

9'4" x 11'0" (2.87m x 3.36m)
Window to the rear elevation and radiator.

STUDY/BOX ROOM

6'5" x 7'7" (1.97m x 2.32m)
Window to the rear elevation and radiator.

SHOWER ROOM

7'3" x 7'10" (2.22m x 2.40m)
Tiled throughout with shower unit housing Bristan electric shower and glass shelf, wash hand basin with mixer tap and cupboard under, low level flush wc, vinyl flooring, extractor fan, two built in cupboards with shelving, obscure window to the side elevation.

FIRST FLOOR LANDING

2'7" x 8'7" (0.81 x 2.63m)
Smoke alarm to ceiling with coving, window to the rear elevation and doors to bedrooms.

BEDROOM THREE

10'8" x 12'3" (3.27m x 3.74m)
Window to the rear elevation and radiator

BEDROOM FOUR
10'7" x 13'1" (3.25m x 3.99m)
Eaves storage cupboard, coving to ceiling, window to the rear elevation and radiator.

EXTERNALLY
The front garden is laid to paving with stone chip area and mature beds along with driveway leading to the garage allowing off street parking for several vehicles. The rear garden is laid to lawn with mature beds and trees, covered paving area, outside tap and wrought iron gate to the side.

GARAGE
The single brick built garage has an up and over and side personal doors.

TENURE - Freehold

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

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






Road Map



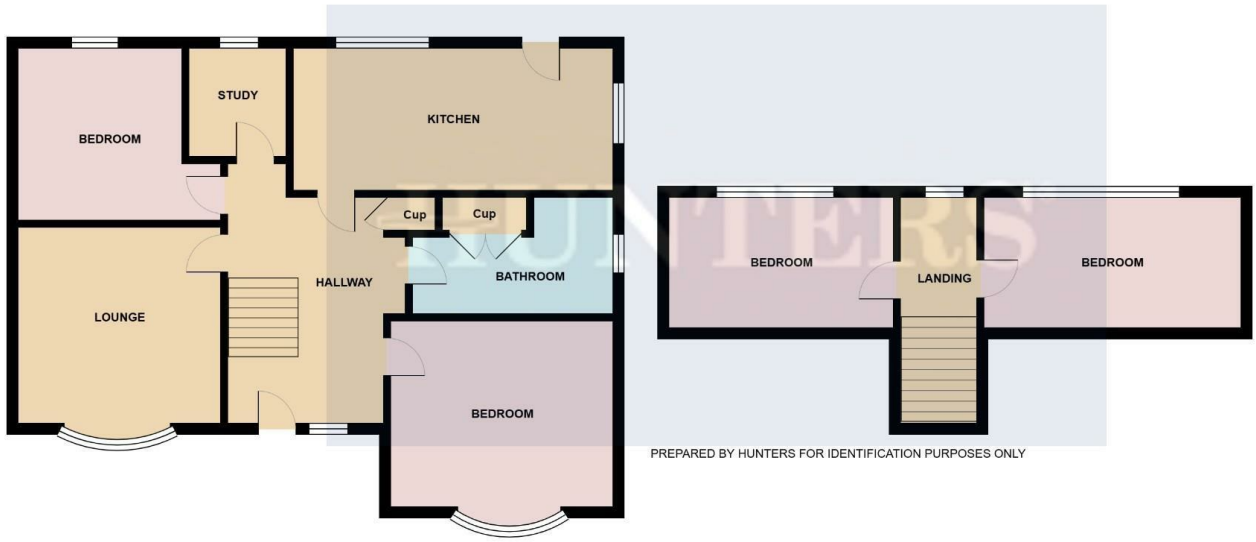
Hybrid Map



Terrain Map



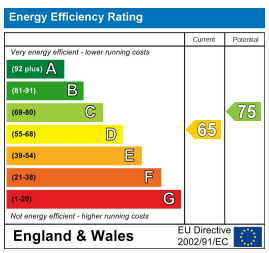
Floor Plan

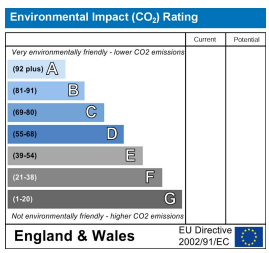


Viewing

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.

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