

58A Bawtry Road,



Offers In Region Of £550,000

A fabulous and individually designed four double bedroom detached luxury home, beautifully presented throughout and set within generous, professionally landscaped gardens.

This exceptional property offers spacious family living accommodation throughout, together with multiple outdoor seating areas, detached garage and ample off road parking with electric gated access.

This impressive property is situated within a highly regarded position along Bawtry Road in Bessacarr and we certainly recommend an internal viewing to fully appreciate what is being offered which briefly comprises of; Reception hall, Sitting room, Open dining kitchen family room, Ground floor shower room, Ground floor double bedroom/study, First floor landing, Three further double bedrooms, Ensuite and four piece family bathroom.

The stunning and versatile property is offered in immaculate-ready to move in condition and boasts a wonderful reception hall with galleried style landing, A spacious sitting room with feature fire place and French doors, An outstanding shaker style kitchen with Sile Stone Quartz worktops and breakfast bar with a host of built in appliances to include a micro wave combi and matching oven, a lower oven drawer, Induction hob, fridge and freezer, dishwasher and washing machine, The family dining area is a superb space for entertaining guests and enjoys French doors that open to a raised patio seating area ideal for al fresco dining and family gatherings, There is also a double bedroom to the ground floor which is currently used as a study/day room.

Upstairs benefits from Three fantastic double bedrooms, all extremely well presented and are served by an ensuite shower room and a four piece family bathroom.

Situated in a highly desirable and well connected location, the property is accessed via electric gates that open to a private driveway serving three properties, The property sits nicely back from the road behind a well kept lawn area and block paved drive way providing ample off road parking, to the rear of the property is an additional drive way and a good sized detached garage.

The rear garden is fully enclosed and will see plenty of sunshine throughout the day, designed for entertaining, this superb outdoor space boasts a raised patio seating area with out door sockets and lighting, There is also a covered seating area to the rear of the garage-ideal for a hot tub with French doors to the rear of the garage offering further potential for the new owners.

The property offers ease of access to local shops, schools and amenities as well as The Dome and Lakeside complex, The M18 at junction 3 is also just a short drive away, opening up many other regions within comfortable commuting distance.



DATED - 28/07/2025

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that

this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS

%epcGraph_c_1_378%

FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.