

# HUNTERS<sup>®</sup>

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## Sycamore Crescent

Bawtry, Doncaster, DN10 6LE

Offers In The Region Of £300,000



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Council Tax: C



# 44 Sycamore Crescent

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## DESCRIPTION

Briefly the property comprises entrance hallway, lounge, kitchen diner, two bedrooms and shower room, whilst outside are gardens to the front and rear with a stone chip drive facilitating off street parking leading to a garage. The property also benefits from underfloor heating and double glazing.

## ACCOMMODATION

The property is accessed via steps to the front which lead to a wooden door with glass panels opening into:

### ENTRANCE HALLWAY

3'3" x 13'2" (1.01m x 4.02m)

Giving access to Lounge, Kitchen Diner, two Bedrooms and Shower Room, solid maple flooring.

### LOUNGE

10'7" x 14'3" (3.24m x 4.36m)

Solid maple flooring, windows to the rear and side elevations, wall mounted thermostat.

### KITCHEN DINER

17'9" x 10'11" (5.42m x 3.35m)

Wall and base units with complementary worktops, built in cooker and grill, four ring gas hob, spaces for washing machine, fridge and separate freezer, one and a half ceramic sink with mixer tap, wall mounted Worcester boiler, wall mounted fuse box, wood effect stone composite vinyl flooring, windows to the rear and side plus double wood doors opening to the rear garden.

## BEDROOM ONE

12'4" x 10'6" (3.78m x 3.24m)

Two wall lights, solid maple flooring, window to the front elevation, sliding door leading into:

### WET ROOM

4'10" x 5'6" (1.49m x 1.68m)

Overhead shower, wall seat, wash hand basin, low level flush wc, window to the side elevation.

## BEDROOM TWO

11'8" x 8'2" (3.57m x 2.49m)

Shelving, solid maple flooring, window to the front elevation.

## SHOWER ROOM

7'7" x 5'6" (2.32m x 1.68m)

Tiled throughout with corner shower unit, wash hand basin with mirror and shelf over and low level w.c., towel holder,

## EXTERNALLY

The front garden is laid to lawn with mature shrubs, hedging and fencing and a stone chip drive facilitating off street parking. The side access has an outside tap and leads to the garage and rear garden. which is also laid to lawn with mature shrubs and fruit trees, decking area, fencing and hedging to the boundaries along with a greenhouse

## GARAGE

9'0" x 20'0" (2.76m x 6.12m)

Concrete section with up and over door.

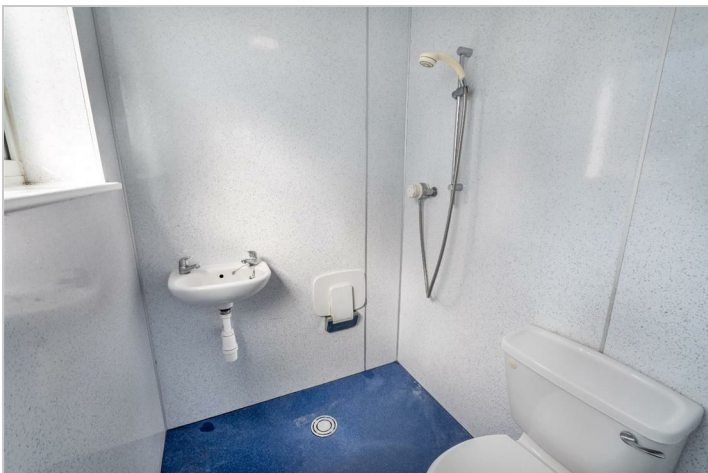
We are advised there is no electric supply installed.

TENURE - Freehold

## COUNCIL TAX

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

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



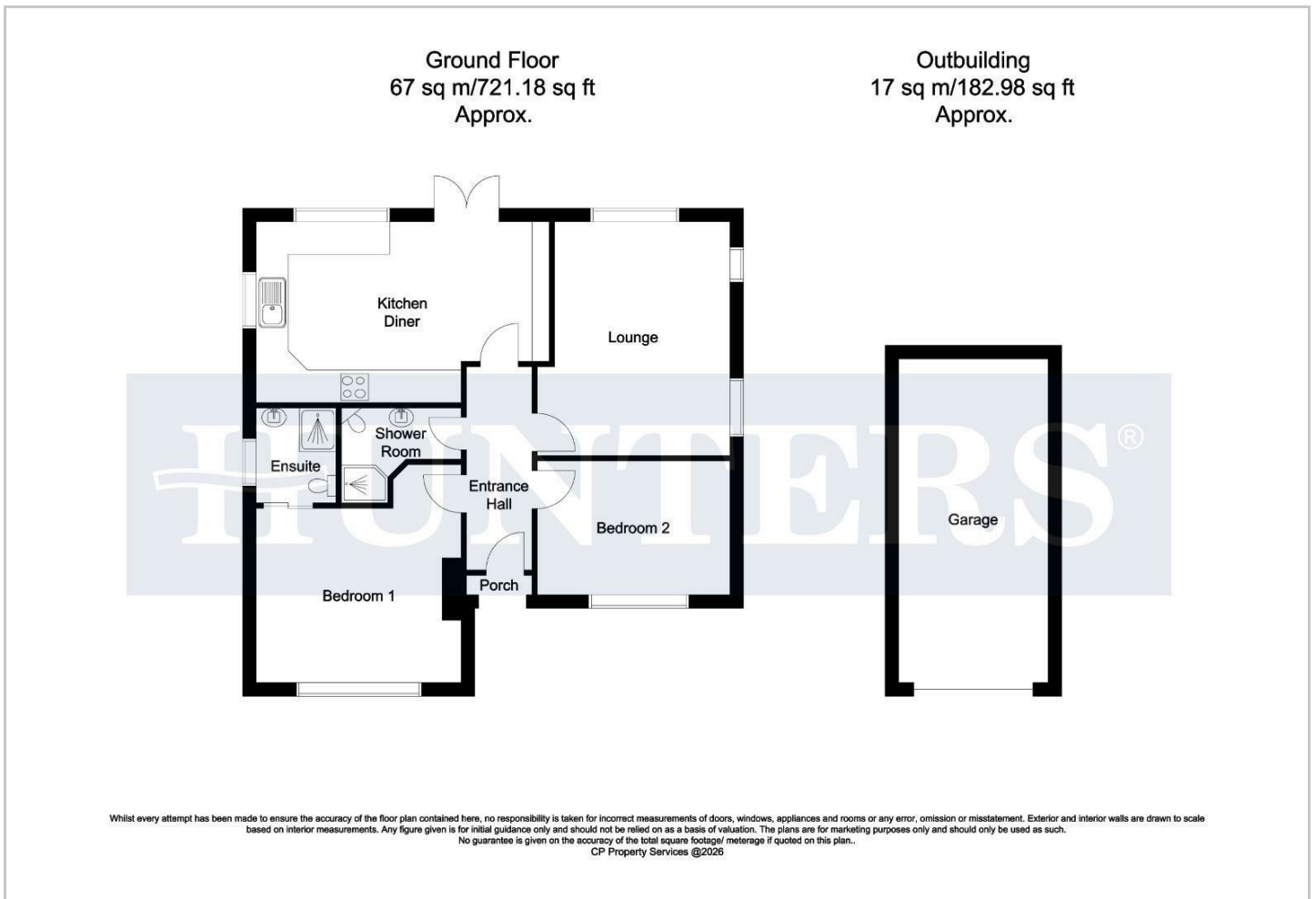
## Hybrid Map



## Terrain Map



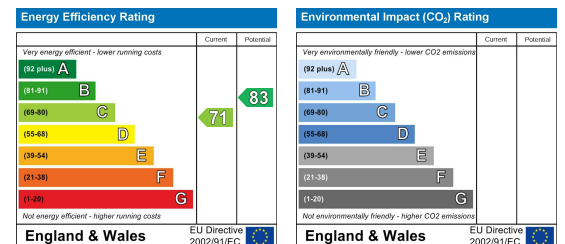
## Floor Plan



## 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.