



**Swan Street, Bawtry DONCASTER DN10 6JQ**

**welcome to**

## **Swan Street, Bawtry DONCASTER**

Beautiful DETACHED family home benefitting from FOUR DOUBLE BEDROOMS in CENTRAL BAWTRY. Benefiting from WRAP AROUND GARDENS, OFF ROAD PARKING and double GARAGE. A must see property OFFERED WITH NO CHAIN!



## Ground Floor Accommodation

### Entrance Hall

Light and bright entrance hall with an under stairs cupboard, coving to the ceiling and central heating radiator.

### Cloakroom

Fitted with a wc and pedestal wash hand basin. Rear facing double glazed window with obscure glass, central heating radiator, tiled flooring and storage cupboard.

### Kitchen

14' 10" x 13' 8" max ( 4.52m x 4.17m max )

Open plan to the living area this modern kitchen is fitted with an extensive range of high gloss wall and base units with complimentary worktops with inset sink, breakfast bar and central island. Benefiting from integrated appliances including a double oven, dishwasher and hob with extractor hood over, wine cooler and having space for a fridge/freezer. Side facing double glazed window, tiled flooring, recessed lights and under floor heating.

### Living Area

18' 6" x 13' 4" + opening ( 5.64m x 4.06m + opening )

A superb addition to this property with a multi-fuel burning stove, under floor heating, character beams to the ceiling and bifold doors out to the garden.

### Dining Room

13' 11" x 11' 4" plus bay ( 4.24m x 3.45m plus bay )

Dining room having a rear facing double glazed bay window, front facing double glazed window, central heating radiator and coving to the ceiling.

### Lounge

13' 11" plus bay x 11' 11" ( 4.24m plus bay x 3.63m )

Main reception room having wall lights, coving to the ceiling, central heating radiator, picture rail and a front facing double glazed window.

## First Floor Accommodation

### Landing

Landing having recessed lights, rear facing double glazed window, coving to the ceiling and central heating radiator.

### Bedroom One

16' 6" max x 11' 6" + wardrobe ( 5.03m max x 3.51m + wardrobe )

Generous size double bedroom having fitted wardrobes, recessed lights, front facing double glazed window, central heating radiator and coving to the ceiling.

### En-Suite

En Suite having a vanity wash hand basin, wc and electric shower. Tiled flooring, tiled walls, modern central heating radiator and rear facing double glazed window with obscure glass.

### Bedroom Two

13' 11" + bay x 12' ( 4.24m + bay x 3.66m )

Double bedroom having a front facing double glazed window, built in cupboard, central heating radiator and coving to the ceiling.

### Bedroom Three

14' x 8' 1" ( 4.27m x 2.46m )

Double bedroom having recessed lights, built in storage cupboard, central heating radiator and front facing double glazed window.

### Bedroom Four

10' 4" x 8' 4" ( 3.15m x 2.54m )

Double bedroom having side facing double glazed window, coving to the ceiling and central heating radiator.

### Bathroom

16' 4" x 5' 8" ( 4.98m x 1.73m )

Modern family bathroom fitted with a four piece suite comprising of a vanity wash hand basin, wc, free standing bath and shower cubicle. Rear facing double glazed window with obscure glass, tiling to the walls and floor, heated towel rail and recessed lights.

## External

Situated to a corner position with walled gardens providing a high degree of privacy.

To the front of the property are secure gates giving both pedestrian and vehicular access, block paved driveway and a spacious lawned area with well stocked borders.

Beautiful paving and designated seating areas make up the side and rear elevations with outside lighting and raised planters. A perfect space for entertaining and enjoying the summer months.

### Garage

16' 5" x 16' ( 5.00m x 4.88m )

Garage having an electric door and a side courtesy door.

### Outbuilding One

12' 6" x 5' 8" ( 3.81m x 1.73m )

Laundry room housing the boiler and having a central heating radiator, front facing window and worktop with stainless steel sink and drainer. In addition, there is space for a washing machine and tumble dryer.

### Outbuilding Two

15' 11" x 9' 6" ( 4.85m x 2.90m )

A versatile space, used as a gym by the current vendors. Having two sky lights, power, light, side facing double glazed window and French doors.

### Wc

Useful external WC.



**view this property online** [williamhbrown.co.uk/Property/BWY107826](http://williamhbrown.co.uk/Property/BWY107826)



welcome to

## Swan Street, Bawtry DONCASTER

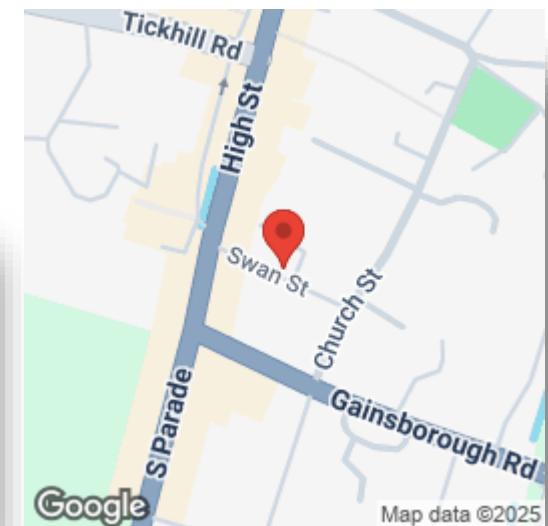
- Immaculate Detached Family Home
- Four Double Bedrooms
- Wrap Around Gardens & Outbuildings
- Garage & Driveway/Off Street Parking
- Three Reception Areas

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

**£580,000**



view this property online [williamhbrown.co.uk/Property/BWY107826](http://williamhbrown.co.uk/Property/BWY107826)

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.



Property Ref:  
BWY107826 - 0005

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01302 710735**



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



**williamhbrown.co.uk**