



**Grange Avenue, Bawtry Doncaster DN10 6NS**

**welcome to**

**Grange Avenue, Bawtry, Doncaster**

Situated to the desirable area of Bawtry, offering SPACIOUS ACCOMMODATION, THREE BEDROOMS, and a GOOD SIZED GARDEN with OFF ROAD PARKING. Must be viewed to appreciate the accommodation on offer!



## Ground Floor Accommodation

### Entrance Porch

Welcoming entrance, housing the boiler.

### Entrance Hall

Featuring a central heating radiator and a practical understairs cupboard, ideal for additional storage.

### Downstairs Wc

Complete with a wc.

### Lounge

Lovely main reception room comprising of a feature fireplace with gas fire, coving to the ceiling, a central heating radiator, front facing double glazed bay window and double doors leading into the kitchen/diner.

### Dining Area

Open to the kitchen making an ideal space for entertaining, having a side facing double glazed window and a central heating radiator.

### Kitchen

A light and bright space, fitted with a range of base units incorporating a stainless steel sink/drainage and a range gas cooker. Benefitting from a rear facing double glazed window, central heating radiator and coving to the ceiling. Additional access via a side entrance door or rear facing double glazed French doors. Having space for a fridge/freezer.

### Utility Room

A useful space, having two entrance doors and space for a washing machine.

## First Floor Accommodation

### Bedroom One

Double bedroom with a front facing double glazed bay window and a central heating radiator.

### Bedroom Two

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

### Bedroom Three

Good sized third bedroom, incorporating a rear facing double glazed window and two central heating radiators.

### Bathroom

Fitted bath with electric shower over, pedestal wash hand basin, wc, front facing double glazed window and a heated towel rail.

## External

The front of the property features a smart block paved driveway providing off road parking for two/three cars. To the rear lies a generous size garden, predominantly laid to lawn and enclosed by timber fencing and mature hedging. Further complemented by a greenhouse, variety of plants and shrubs and a versatile hardstanding area at the rear. Having a metal shed with power and lighting and rear access to the bottom of the garden.

## Agents Notes

A right of way exists at this property, please speak to the marketing agents for further details.



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## Grange Avenue, Bawtry Doncaster

- Lovely Semi-Detached Home
- No Chain
- Extended Accommodation
- Three Great Size Bedrooms
- Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£265,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108238 - 0004

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