



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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

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 - 0005

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.

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