



Martin Lane, Bawtry Doncaster DN10 6NL

welcome to

Martin Lane, Bawtry Doncaster

Viewings are recommended to appreciate this extended three bedroom semi detached property located on an established street to the outskirts of Bawtry. Great access to the wide range of amenities on offer including schools, shopping facilities and great commuting links via the A1 motorway.



Entrance Hall

Entry into the property is via the front facing entrance door, useful storage cupboard and a central heating radiator.

Cloakroom

With a tiled floor, wash hand basin and a low flush wc.

Lounge

Main reception room with a feature fireplace, central heating radiator and open plan into the dining room.

Dining Room

French doors lead out to the garden with additional light from feature skylights and both rear and side facing windows, central heating radiator.

Family Room

A spacious family room with both front and rear facing windows, coving to the ceiling and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces incorporating a stainless steel sink unit and drainer. Integral appliances comprise of an electric oven and hob, space for a fridge freezer. Coving to the ceiling, tiling to the floor and tiled splashback to the units, rear facing window, central heating radiator.

Utility Room

With plumbing and space for a washing machine, base units below work surface and a sink and drainer. Central heating radiator, tiled floor and a rear facing window.

First Floor

Landing

Storage cupboard housing the central heating boiler and access to the loft.

Bedroom One

Double bedroom with a rear facing window, central heating radiator and a useful storage cupboard.

Ensuite

Suite comprises of a shower cubicle with rain head shower, wc and wash hand basin, partially tiled walls and a tiled floor. Central heating radiator and a front facing window.

Bedroom Two

Double bedroom with a rear facing window and a central heating radiator.

Bedroom Three

Double bedroom with a rear facing window and a central heating radiator, useful storage cupboard.

Bathroom

Fitted with a bath with a shower above, wc and wash hand basin. Rear facing window and a central heating radiator.

External

Lawned garden to the front elevation with a driveway for off street parking, gated access to the side leading into the generous rear garden. At the rear there is a paved seating area and a raised and tiered lawn with a block paved pathway. Mature trees and shrubs and a private aspect.

Agents Notes

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

Martin Lane, Bawtry Doncaster

- Extended Semi-Detached
- Three Bedrooms + En-suite & Bathroom
- Great Location With A Wide Range Of Amenities
- Lovely Private Garden
- Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in the region of
£335,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108393 - 0002

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