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Convent Grove, Off Bawtry Road, Bessacarr, Doncaster, DN4 7AR
Offers Over £220,000

LARGE 2 BEDROOM DETACHED BUNGALOW / EXCLUSIVE DEVELOPMENT OFF BAWTRY ROAD / ENCLOSED GARDENS & TANDEM DOUBLE GARAGE / NO UPWARD CHAIN / VIEWING RECOMMENDED //

Not to be missed... a large detached bungalow enjoying a lovely cul de sac position on this exclusive little development, just off Bawtry Road. Originally designed as a 3 bedroom bungalow - but built as a very large 2 double bedroom bungalow instead. It has a gas central heating system, timber casement double glazing and briefly comprises; Large wide entrance hall, spacious open plan lounge and dining room, double glazed conservatory, kitchen, 2 double bedrooms (the largest bedroom could be divided, if required) and a large bathroom. Outside are attractive gardens, a side driveway and a tandem garage. This property offers great access to local amenities including shops, schools, Lakeside Retail & Leisure and much more. Viewing Essential.

ACCOMMODATION

A hardwood entrance door with matching double glazed side screen leads into the property's wide entrance hall.

ENTRANCE HALL

This has a central heating radiator, ornate cornicing, a ceiling light and returns to provides access to a large double in built cupboard which has coat hanging and also houses a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems. There is an access point into the loft space.

OPEN PLAN LOUNGE & DINING ROOM

22'10" max x 13'6" max (6.96m max x 4.11m max)
This has a broad double glazed window to the front, a central heating radiator, coving, a feature fireplace with a gas fire inset and it opens into the dining area where there is a second radiator, a ceiling pendant light, coving to the ceiling and sliding double glazed doors which lead into the conservatory.

KITCHEN

12'2" x 9'7" (3.71m x 2.92m)
The kitchen is fitted with a range of high and low level medium oak coloured cabinets with a contrasting rolled edge work surface and tiled splashbacks. There is a four ring ceramic hob, an integrated double oven, a composite style 1 1/2 bowl sink with a mixer tap and the work surface extends to provide additional counter space with room and plumbing for an automatic washing machine, fridge freezer etc. There is inset spotlighting to the ceiling, a tiled floor covering, a central heating radiator, a hardwood timber door and a further hardwood double glazed window to the rear.

CONSERVATORY

A timber framed double glazed conservatory with an outlook over the garden and double doors giving direct access into the garden.

BEDROOM 1

19'6" x 9'4" (5.94m x 2.84m)
At the point of construction, the owners decided to have a 2 very large double bedrooms, instead of 3. It should be noted this could be changed, to create 3 bedrooms with minimum effort and expense. There are 2 double glazed windows to the front, a central heating radiator, coving, a range of fitted bedroom furniture including a double bed recess with storage overhead and matching cabinets.

BEDROOM 2

12'0" x 9'3" (3.66m x 2.82m)
A large second double bedroom, it has a range of fitted wardrobes spanning the length of one wall concealing hanging rail and storage, there is a double glazed window to the rear, a central heating radiator and a central ceiling pendant light.

BATHROOM

7'7" x 7'6" (2.31m x 2.29m)
Fitted with a 4 piece suite that comprises of a corner bath, a separate shower enclosure, a wash basin inset to a vanity unit and a low flush W/C. There is a double glazed window to the rear, a central heating radiator, tiling to the four walls and inset spotlighting to the ceiling.

OUTSIDE

To the front of the property there is an open plan lawned garden with ornamental flower beds inset, stocked with a variety of shrubs, plants and trees. A side driveway provides off road parking and in turn leads to a double length garage.

GARAGE

27'0" x 8'6" (8.23m x 2.59m)
A double length garage which has a metal up and over door, power and light and a personnel door giving access into the rear garden.

REAR GARDEN

The rear garden itself is all enclosed, it has a paved patio and sitting area onto a lawn where there are shaped raised flower beds and borders, ornamental hedging and conifer hedging to the perimeters providing screening through the summer months. There is also external lighting and flood lighting.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

MAINS SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with timber hardwood double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted via a worcester combination type boiler.

COUNCIL TAX - This property is Band D.

BROADBAND - Ultrafast broadband is available, with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, Vodafone and 02.

VIEWING - By prior telephone appointment with horton

knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

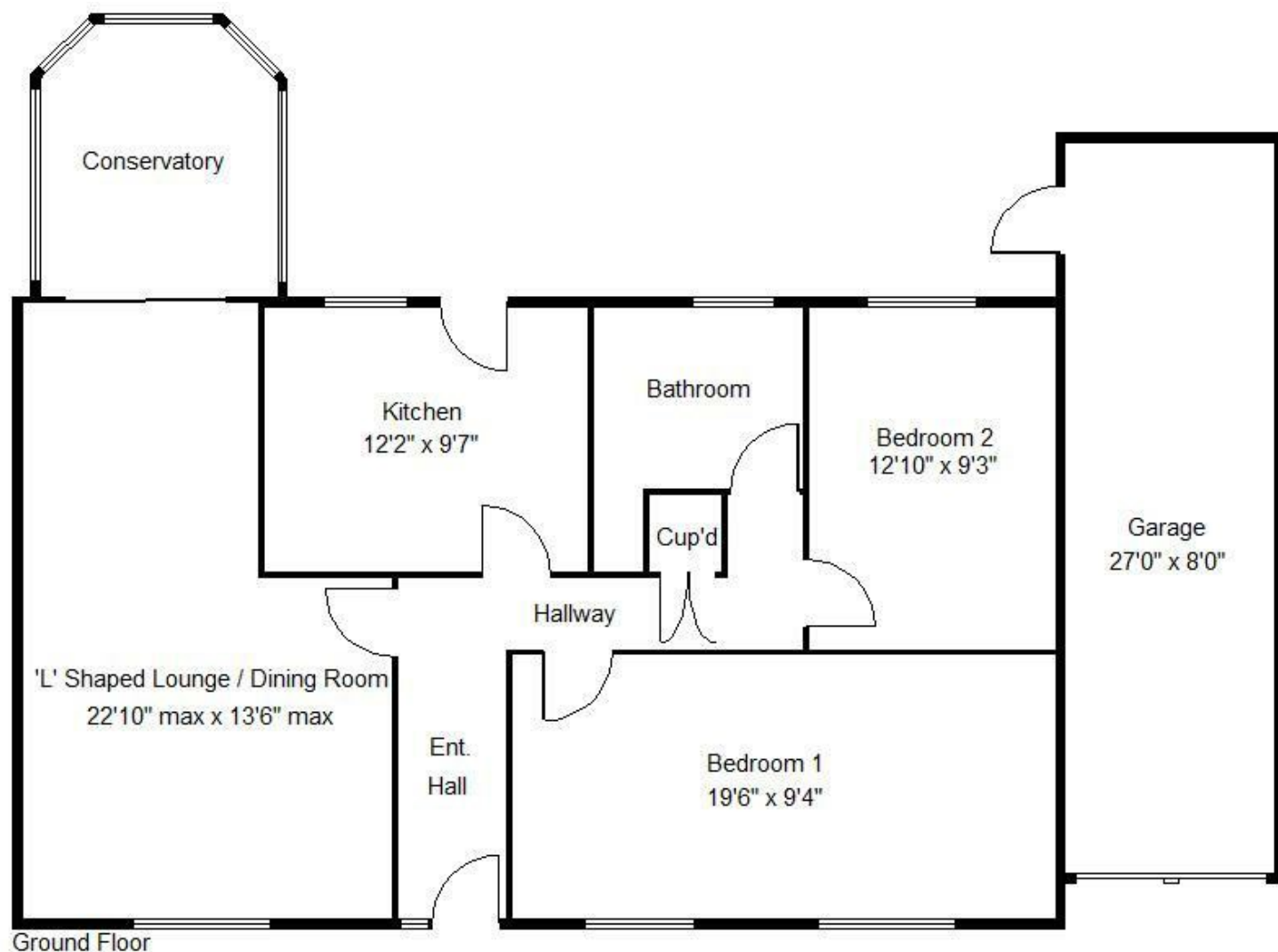
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable,

however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	