



horton knights of doncaster

sales
lettings
and service



Bawtry Road, Harworth, Doncaster, DN11 8NT
Offers Over £200,000

EXTENDED 3 DOUBLE BEDROOM PROPERTY / GORGEOUS OPEN PLAN LIVING DINING AND ISLAND KITCHEN / SEPARATE SMALL OFFICE / DOUBLE GARAGE / ENCLOSED LOW MAINTENANCE REAR GARDEN //

Extended and reconfigured to create a beautiful and much more spacious family home, this 3 double bedroom house needs to be viewed to be appreciated. It has a gas radiator central heating system via a combination type boiler, PVC double glazing and comprises: Entrance hall with a boiler cupboard off, inner hall, ground floor W/C, office, large open plan living dining and island kitchen opening onto the rear garden. First floor landing, 2 double bedrooms and a family bathroom. Second floor landing, principal bedroom suite including a walk in wardrobe and an en suite shower room. There are attractive gardens, the rear is enclosed with a south westerly aspect and a double detached brick garage and utility. Popular development on the fringe of Harworth village with good access to Bawtry centre, and all its amenities, plus access to the motorway networks via the A1.

ACCOMMODATION

A double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

This has a deep cupboard off which houses the gas fired combination type boiler supplying domestic hot water and central heating systems and there is a glazed door which leads into the inner hall.

INNER HALL

This has a staircase to the first floor accommodation, a central heating radiator, modern tiled flooring.

GROUND FLOOR W/C

Fitted with a contemporary style 2 piece white suite comprising of a low flush W/C, a wash basin set onto a vanity top, there is a modern tiled feature walls, a contemporary style towel rail / radiator, a continuation of the tiled flooring, an extractor fan and inset spotlighting to the ceiling.

OFFICE SPACE

This has a range of built in office furniture, inset spotlighting and tiled flooring.

OPEN PLAN LIVING DINING KITCHEN

26'7" max x 23'4" max (8.10m max x 7.11m max)

This is probably better demonstrated by the floor plan and photographs, it a very large contemporary styled open living space, the lounge area has 2 PVC double glazed windows to the front, inset spotlighting to the ceiling, a media wall with recess for a television, sound bar etc. and display niches. There is a tiled floor covering throughout, which continues throughout and a contemporary style tall radiator. Within the dining area there are 2 double glazed double opening doors which lead out onto the rear garden, 4 double glazed velux windows, inset spotlighting, including feature mini LED's and a contemporary style radiator. The 'island kitchen' is fitted with modern coloured cabinets

including a recessed sink area. There is a feature 'central cooking island' with a four ring ceramic hob, an extractor hood, integrated twin ovens, a contemporary style radiator, PVC double glazed double opening doors which lead out onto the rear garden, a media wall, inset spotlighting to the ceiling and a tall contemporary style radiator.

FIRST FLOOR LANDING

With a central ceiling light and doors to the bedrooms and bathroom. From the first floor landing, a second staircase leads up to the second floor.

BEDROOM 2

13'8" x 9'7" (4.17m x 2.92m)

A large double bedroom with a PVC double glazed window with an outlook to the rear, a central heating radiator, laminate flooring and a central ceiling light.

BEDROOM 3

13'8" x 8'7" (4.17m x 2.62m)

A comfortable second double room, it has 2 PVC double glazed windows to the front, a central heating radiator, modern laminate flooring and a central ceiling light.

FAMILY BATHROOM

Fitted with a white suite comprising of a low flush W/C, panelled bath and a pedestal wash hand basin. There is a PVC double glazed window, a central heating radiator, vinyl flooring, inset spotlighting to the ceiling and an extractor fan.

PRINCIPAL BEDROOM SUITE

21'0" max x 10'0" (6.40m max x 3.05m)

A large double bedroom, it has a PVC double glazed window to the front, 2 central heating radiators, an in built cupboard, 2 ceiling lights and an access point into the loft space. aplus there is a deep built in walk in wardrobe with hanging rail and storage.

EN SUITE SHOWER ROOM

Fitted with a white suite comprising of a shower enclosure, a wash basin and a low flush W/C. There is tiling to the walls, a central heating radiator, travertine tiled flooring, a double glazed velux window, inset spotlighting and an extractor fan.

OUTSIDE

To the front of the property there is a fore court style garden with metal rail fencing to the perimeters including a pedestrian gate.

REAR GARDEN

To the rear there is a good sized enclosed garden with access into the double garage/ utility. There is Indian stone patio with a raised artificial lawn making an easy to maintain garden perfect for entertaining during the summer months.

DETACHED DOUBLE BRICK GARAGE

18'6" x 5'6" (5.64m x 1.68m)

This has a central dividing wall. The left hand side has been split to create storage, plus a utility room. The right hand side is a full single garage.

UTILITY ROOM

13'6" x 5'6" (4.11m x 1.68m)

Located to the rear of one of the garages it is fitted with kitchen cabinets, space for dryer, freezers etc.

AGENTS NOTES:

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing, ages various.

HEATING - Gas central heating, age of boiler unknown.

COUNCIL TAX - This property is Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1139 mbps and upload speeds of up to 104 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three 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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	77	
(69-80)	C		
(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	