



45 INGHAM ROAD, BAWTRY
OFFERS OVER £300,000

BROWN & CO

45 INGHAM ROAD, BAWTRY, DONCASTER, DN10 6NN

DESCRIPTION

A good sized two double bedroom detached bungalow on a large plot in the favoured town of Bawtry being sold for the first time since built in 1963. There is a spacious entrance hall, two double bedrooms, a contemporary original kitchen and a dual aspect lounge. In addition, there is a brick based conservatory leading from the kitchen, a long driveway with space for several vehicles, brick built garage and a large southerly facing rear garden. There is the possibility for further enhancement, modernisation and extension, subject to planning consents and viewing is highly recommended.

LOCATION

Bawtry is a small and very popular town between Retford and Doncaster with some good local amenities including cafes, eateries and convenience stores. There are bus services into Doncaster and Retford, both providing mainline railway station on the London to Edinburgh intercity link. For younger families there are schools accessible for all age groups and for dog walking there is King's Park within comfortable reach and woodland walks at the end of Martin Lane.

ACCOMMODATION

Open entrance with quarry tiled step, external lighting, part glazed stained leaded light front door with obscure side windows to

ENTRANCE HALL 14'10" x 6'5" (4.56m x 1.98m) with telephone point, central heating thermostat.

KITCHEN BREAKFAST ROOM 11'5" x 11'5" (3.49m x 3.49m) rear aspect single glazed window and half glazed door leading into and overlooking the conservatory and garden. Range of base and wall mounted cupboard and drawer units in lime green with stainless steel handles. Single stainless steel sink drainer unit with mixer tap, space for free standing cooker and upright fridge freezer,

ample working surfaces, ceramic tiled floor, part tiled walls, built in floor to ceiling shelved cupboard also housing the alarm system.



LOUNGE DINING ROOM 22'0" x 10'10" (6.72m x 3.34m) dual aspect with double glazed windows to the front and aluminium sliding patio doors into the garden. Feature fire surround with marble effect insert and raised hearth, dado rail, TV lead, wall light points.



Step down to
CONSERVATORY 15'2" x 11'4" (4.64m x 3.48m) brick based with aluminium double glazed window, polycarbonate roof, patterned tiled ceramic flooring, half glazed door to garden, space and

plumbing for washing machine and one further appliance. Wall mounted gas fired central heating combination boiler.



BEDROOM ONE 12'0" x 12'0" (3.66m x 3.66m) front aspect double glazed window, wall light points.



BEDROOM TWO 11'5" x 9'0" (3.49m x 2.75m) rear aspect double glazed window overlooking the rear garden.



SHOWER ROOM side aspect obscure double glazed window, walk in shower cubicle with glazed screen, Mira Sport electric shower, ceramic tiled flooring, tiled walls. Pedestal hand basin with mixer tap, low level wc. Wall mounted single bar electric heater, access to roof void.

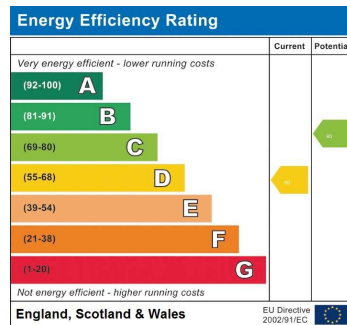


OUTSIDE

The front has fencing and dwarf wall to front and sides. Dropped kerb with wrought iron gates leading to the driveway with space for several vehicles. The front garden has been laid for low maintenance with slated and pebble areas with central circular

patio. There is a small side garden and some established shrub beds and borders to the front. From the drive are additional high level wrought iron gates leading to the internal drive with space for one car which in turn leads to brick built **GARAGE** with up and over door, power, lighting and security light.

From the drive this in turn leads to the great feature of the southerly facing rear garden. Small, paved patio, external lighting and water supply. Additional raised paved patio to the side which is accessed from the patio doors in the dining area. The garden is fenced and hedged to all sides with a good area of lawn, large timber shed and space for additional shed or greenhouse. Pebbled circular garden feature with crazy paved surround, some established shrub beds and borders. To the rear of the plot is a slightly raised area which currently is in need of some attention and is a wild garden with some good established shrubs. Greenhouse in need of some repair.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Doncaster Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

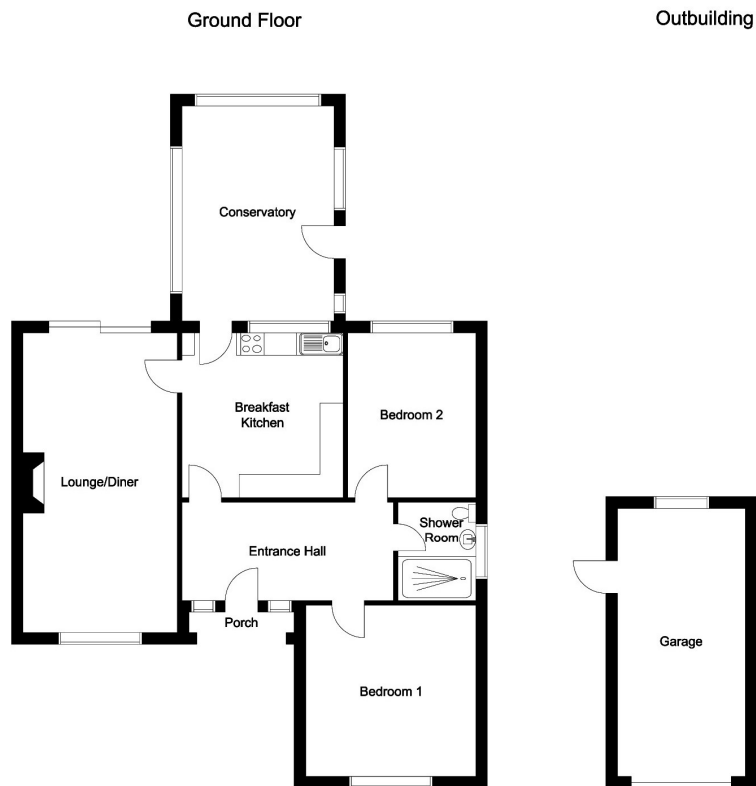
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in September 2022.



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