



Sandbeck Court, Bawtry Doncaster DN10 6XP



welcome to

Sandbeck Court, Bawtry Doncaster

Captivating DETACHED FAMILY Home, situated within a desirable area of Bawtry. Benefitting from FOUR DOUBLE BEDROOMS, THREE RECEPTION Rooms, FRONT & REAR GARDENS and AMPLE OFF ROAD PARKING. Must be viewed to appreciate the accommodation on offer!



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall giving access into the property via the front facing entrance door, modern tiled flooring, central heating radiator and staircase leading up to the first floor.

Cloakroom

Surrounded by part tiled walls and a full tiled floor, fitted with a low flush wc, wash hand basin, horizontal towel rail and an extractor fan.

Lounge

Modern main reception room, boasting a front facing upvc bay window with a pleasant outlook. Tv aerial, two radiators one of which is a modern horizontal radiator, second to the bay and recessed lights to the ceiling.

Dining Room

Separate to the breakfast area of the kitchen, this additional reception room has laminate flooring and rear facing doors leading into the conservatory/garden room, modern vertical radiator. This is a versatile additional reception room for families.

Breakfast Kitchen

Modern kitchen with a range of wall and base units with complimentary quartz worktops with a one and a half bowl sink and drainer inset. Integrated dishwasher, double electric oven and hob with an extractor fan above. Feature kick board lighting adds to the modern feel of this room, along with the contemporary tiled floor which flows through from the entrance. Recessed lights to the ceiling and a rear facing double glazed window overlooking the garden. Two vertical radiators and French doors to the seating area lead out to the rear garden which is separated by the breakfast bar which zones the areas of the kitchen.

Utility Room

Useful room, having a side facing entrance door, quartz worktops with a sink and drainer, tiling to the floor and a central heating radiator. Facilities for both a washing machine and tumble dryer.

Conservatory/Garden Room

A beautiful addition to the property which is useable all year round with side facing French doors out to the garden. Vaulted ceiling, tv aerial and wall lights.

First Floor Accommodation Landing

With loft access and access to all first floor rooms.

Bedroom One

Double bedroom, having a front facing upvc double glazed window, wardrobes to one wall, matching draws and a central heating radiator.

En Suite

Fitted with a shower cubicle with a mains shower inset, vanity wash hand basin and wc. Having tiling to the floor and splashback tiles to the walls. Recessed lights to the ceiling, heated towel rail, extractor fan and a front facing upvc window with obscured view.

Bedroom Two

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

Bedroom Three

Double bedroom, having a rear facing upvc window and a central heating radiator.

Bedroom Four

Double bedroom, currently being used as an office having a front facing upvc window and central heating radiator.

Bathroom

Beautiful upgraded family bathroom of good proportions with a wet room style shower enclosure with a digital mains fed shower inset, bath, wall hung wc and a wash hand basin. Contemporary tiling to both the floor and walls with an anti fog mirror, heated towel rail, recessed lights and a rear facing upvc window with obscured view.

External

Desirable gardens to the front and rear of the property. The front elevation having a block paved driveway offering ample off road parking for 3 vehicles and lawned area to the side, Gated access to the side elevation with an external tap leads to the rear of the property. At the rear you will find a private and manageable garden with a paved seating area close to the property along with a well kept lawn with flower borders, additional outside tap, external electrics and lighting.

HotTub is negotiable with the property and subject to an acceptable offer.

Garage

Having a front facing roller door, power and lighting, the central heating boiler for the property is sited here,



view this property online williamhbrown.co.uk/Property/BWY108151



welcome to

Sandbeck Court, Bawtry Doncaster

- NO ONWARD CHAIN
- Well Presented Detached Family Home
- Four Double Bedrooms, Ensuite
- Three Reception Rooms
- Front & Rear Gardens

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in the region of

£395,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108151



Property Ref:
BWY108151 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk