



Ingham Road, Bawtry, Doncaster DN10 6NN

welcome to

Ingham Road, Bawtry, Doncaster

A rare opportunity to acquire this substantial semi-detached house situated to the sought after Ingham Road area of Bawtry. HUGE POTENTIAL to improve and offering GENEROUS SIZE GARDENS and DOUBLE GARAGE.



Ground Floor Accommodation

Entrance Hall

Spacious entrance hall accessed via a front facing main entrance door. Housing the stairs to the first floor landing and having two wall mounted gas fired heaters, panelling to the walls, coving and wall lights.

Cloakroom

Fitted with a WC and base unit with inset stainless steel sink and drainer. Feature stained glass window, side facing double glazed window, tiled walls and central heating radiator.

Lounge/Dining Room

Generous size, through lounge/dining room with beautiful fireplace incorporating a gas fire, coving to the ceiling, ceiling rose and dado rail. Having a front facing double glazed window and rear facing double glazed sliding patio doors out to the garden. Two wall mounted gas heaters, wall lights and porthole style integral window with obscure glass.

Lounge Area

19' 10" x 12' 4" max (6.05m x 3.76m max)

Dining Area

13' x 11' 10" (3.96m x 3.61m)

Kitchen/Breakfast Room

Spacious room with a fitted kitchen comprising of a good range of wall, base and display cabinetry with worktop above and inset 1 1/2 bowl sink with drainer. Benefiting from integrated appliances including a fridge/freezer, oven and gas hob. Having a pantry well equipped with shelving and tiled counter top and a second useful storage cupboard which also houses the boiler. Side facing entrance door, front facing double glazed window, wall mounted gas heater and spotlights to the ceiling. Situated just off the kitchen, the breakfast area has panelling to the walls, ceiling rose and rear facing double glazed window.

Kitchen Area

13' 6" max x 8' 4" plus door recess (4.11m max x 2.54m plus door recess)

Breakfast Area

12' 3" x 11' 6" max (3.73m x 3.51m max)

First Floor Accommodation

Landing

Spacious landing giving access to all bedrooms and the family bathroom. Front and rear facing double glazed windows, wall mounted gas heater, radiator, loft access, wall lights and airing cupboard.

Bedroom One

15' x 12' 5" (4.57m x 3.78m)

Double bedroom with large rear facing double glazed window, vanity basin, coving, ceiling rose and fan, central heating radiator and additional floor power sockets.

Bedroom Two

15' 1" x 12' 4" (4.60m x 3.76m)

Double bedroom with large rear facing double glazed window, central heating radiator, coving and ceiling rose.

Bedroom Three

12' 4" x 8' 11" (3.76m x 2.72m)

Third double bedroom with front facing double glazed window, central heating radiator, coving and ceiling rose.

Bathroom

Family bathroom comprising of bath with shower attachment, separate shower, pedestal wash hand basin and bidet. Front facing double glazed window with obscure glass, tiling to the walls, spotlights and radiator with chrome towel rail.

Separate Wc

Fitted with a WC. Side facing double glazed window with obscure glass and tiled walls.

External

To the front of the property is a pebbled garden with central feature enclosed by hedging and a brick built wall topped with wrought iron railings. Double wrought iron electric gates give access to the driveway and lead through the carport via electric shutters to the rear of the property.

The substantial rear garden has a large paved area with outside lighting, lawn and is well stocked with a variety of mature plants, shrubs and trees.

Double Garage

20' 4" x 18' 10" (6.20m x 5.74m)

Double garage with electric doors, power and light connected.

Agents Note

It is our understanding that the property is not registered at the Land Registry which is the case for a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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

Ingham Road, Bawtry Doncaster

- Substantial Semi-Detached House
- Three Double Bedrooms
- Generous Size Gardens
- Ample Off Road Parking
- Double Garage

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

offers over
£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107620 - 0007

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.

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