



**Lime Tree Crescent, Bawtry, Doncaster DN10 6LG**





**welcome to**

**Lime Tree Crescent, Bawtry, Doncaster**

Superb DETACHED BUNGALOW with SPACIOUS ACCOMMODATION, TWO DOUBLE BEDROOMS, USEABLE ATTIC SPACE, GENEROUS SIZE GARDENS with OFF ROAD PARKING and GARAGE. Viewing highly recommended.



## Ground Floor Accommodation

### Entrance Porch

Featuring a storage cupboard and a central heating radiator.

### Entrance Hall

Welcoming entrance hall, having a central heating radiator and stair access to the first floor accommodation.

### Lounge

Spacious main reception room with a large front facing double glazed bay window, central heating radiator feature fireplace with inset gas fire, coving to the ceiling and French doors opening to the kitchen/dining room.

### Kitchen/ Dining Room

Comprising of fitted wall and base units with worktop over and inset sink with drainer. Benefitting from an integrated oven and gas hob. Featuring tiled splashbacks, tiling to the floor, a rear facing double glazed window and rear entrance door. Space for a slimline dishwasher and a fridge/freezer. The dining area having coving to the ceiling and a central heating radiator.

### Utility Room

Fitted with wall units, worktop space, a rear facing double glazed window with obscured view and a central heating radiator. Space for a washing machine and tumble dryer.

### Garden Room

A light and bright space with views across the beautiful rear garden. Rear and side facing double glazed windows, French doors and a central heating radiator.

### Bedroom One

Double bedroom, retaining a front facing double glazed window, coving to the ceiling and a central heating radiator.

### Bedroom Two

Double bedroom, complete with fitted wardrobes and bedside tables, a side facing double glazed window, central heating radiator and coving to the ceiling.

### Bathroom

Recently updated, modern bathroom, fitted bath with shower over, vanity wash hand basin, wc and a chrome heated towel rail. Surrounded by stylish tiling to the walls and having recessed lights and a frosted rear facing double glazed window.

### First Floor Accommodation Landing

Having storage cupboards one of which houses the boiler.

### Attic Space One

Including built in storage, a rear facing double glazed window and a central heating radiator.

### Attic Space Two

Fitted with a bath with electric shower over, wc and wash hand basin. Storage cupboard, rear facing double glazed window with obscured view and a central heating radiator.

### External

Beautiful outdoor space, boasting a spacious front garden with grassed lawn, a variety of colourful plants and shrubs, plus a driveway with ample off road parking.

The generous rear elevation is tiered, well stocked with a range of plants and shrubs, established trees, greenhouse and a paved seating area. The garden offers a high level of privacy and an open aspect to the rear.

## Garage

Single garage.

## Agents Notes

A land registry application is pending on this property, your conveyancer will be able to advise you on the potential timescales involved.

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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## Lime Tree Crescent, Bawtry Doncaster

- Beautiful Detached Bungalow on a Substantial Plot
- Offered With No Onward Chain
- Two Double Bedrooms (Formerly Three)
- Attic Space with Stairs from the Hallway
- Potential to Improve and Scope for Extension (subject to planning consent)

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£395,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY108221 - 0003

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