



Hanover House Bawtry Road, Blyth, Nr. Worksop, North Nottinghamshire, S81 8HJ

**£1,195 Per Calendar Month**

Wow come and take a look at this family home located on the popular exclusive estate in Blyth, a short distance from the A1 motorway. A short commute into the local village of Blyth to find a great range of amenities and attractions. Neighbouring Bawtry is also close by offering some lovely bars and restaurants and shops, and further routes to Gainsborough. Don't miss this one call us today to arrange a viewing.

## Hallway



This beautiful light hallway offers access to the downstairs cloakroom, stairs to first floor and internal doors to all rooms.

## Cloakroom



Comprises of WC and wash hand basin.

## Lounge



Wow what a lovely large lounge area with neutral decor and doors opening onto the landscaped enclosed garden.

## Reception Room

This further reception room is ideal for a sitting room/ playroom or study.

## Kitchen diner

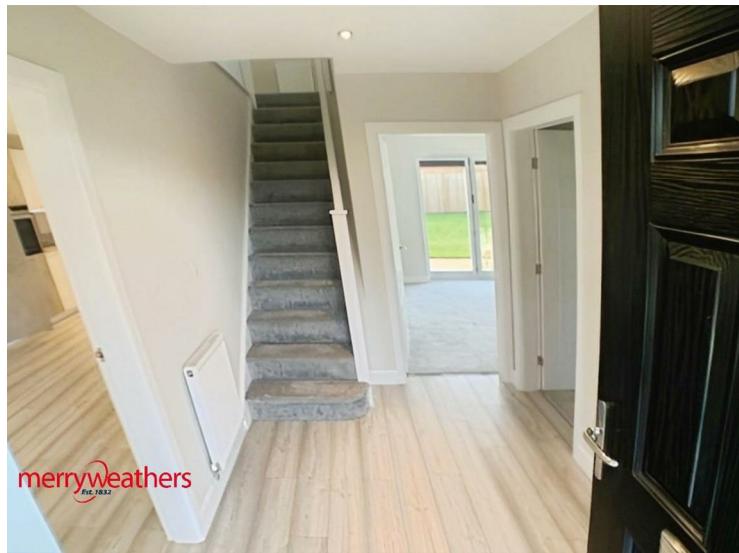


Ready for mealtimes then this space is great offering space for a large table and chairs. The kitchen area offers a great range of wall and base units including built in oven and hob, and some other appliances. There is access to the utility area.

## Utility area

Offering plumbing for washing machine and further cupboard space.

## Stairs and landing



Grey carpet and spindle staircase leading to the first floor with access to all four bedrooms and family bathroom.

## Main Bedroom



A large room with wardrobe space and access to the en-suite, neutral decor and grey carpet.

## En-suite



From the master bedroom offers a 3 piece suite including shower cubicle, wash hand basin and WC, matching floor and wall tiles.

## Bedroom Two

A second large room with neutral decoration and carpet.

## Bedroom Three

Another good sized room with carpet and neutral paintwork to walls and woodwork.

## Bedroom Four



This smaller bedroom is perfect for a nursery or study room.

## Family bathroom



This modern room has the benefit of a white suite with bath, wash hand basin and WC, matching wall and floor tiles. Hand shower over the bath.

## External



To the front of the property is driveway to single garage and open plan garden, To the rear of this superb family home is a fully enclosed garden with lawn and patio.

## Tenancy information

Rent: £1195.00

Bond: £1375.00

Holding Deposit: £275.00

EPC Rating: C

Council Tax Band: B

Property Type: Detached

Tenure: Freehold

Parking Type: Parking Available

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile

signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

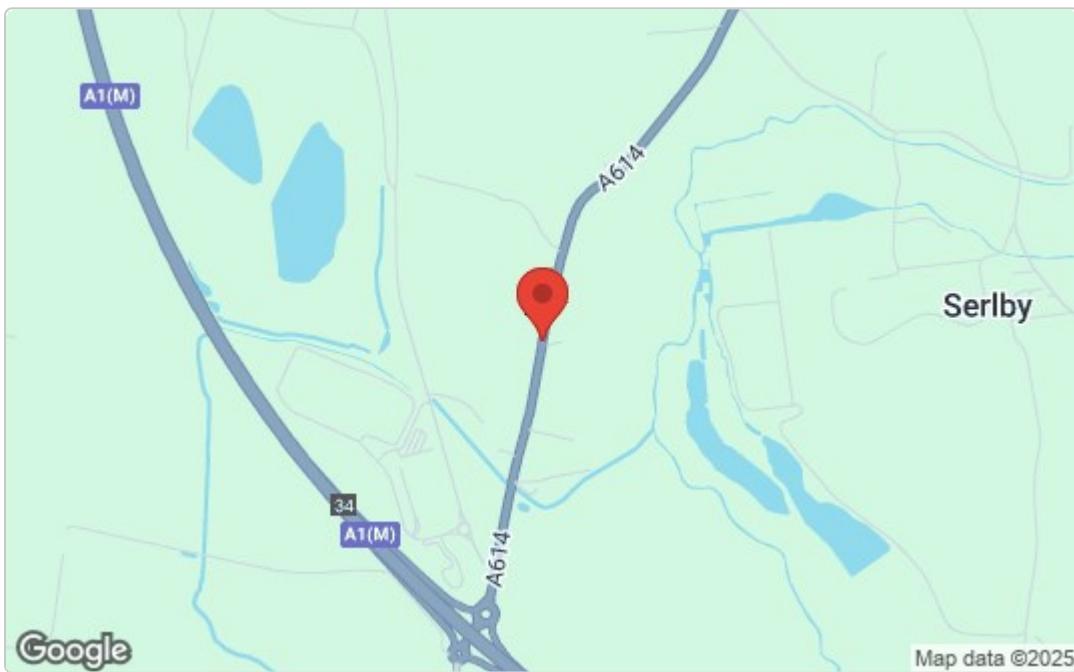
- Large family home
- Bus routes close by
- Perfect for the growing family
- Garage and driveway
- Great for A1 motorway
- Modern kitchen dining area
- Council Tax band D



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EST. 1832



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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