



35 Doncaster Road

Bawtry, Doncaster, DN10 6NP

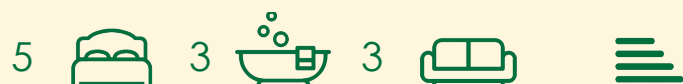
Asking Price £950,000

A truly outstanding family home offering elegant accommodation spanning 3 storeys with a layout conducive to modern day living. The vast living space is appointed to a high standard coupled with tasteful decoration throughout. Occupying an elevated position on this popular road within the sought after Market Town of Bawtry which offers a an array of wine bars, restaurants, convenience stores and boutique shops as well as easy access to the M18 motorway network. An elegant reception/Living room with log burner, further formal lounge also with log burner, Inviting open plan living kitchen area extending into an orangery. Home office/ sitting room, utility and cloaks/wc with integral door to storage garage. First floor; master suite with walk in dressing room and luxurious ensuite, further two bedrooms and the master bathroom. Second floor; an extremely spacious landing/living area with elevated views across Bawtry, two double bedrooms with separate shower room. Outside there is ample parking, secure rear garden laid to lawn with patio, raised flowerbeds with attractive white walls and further raised garden area.

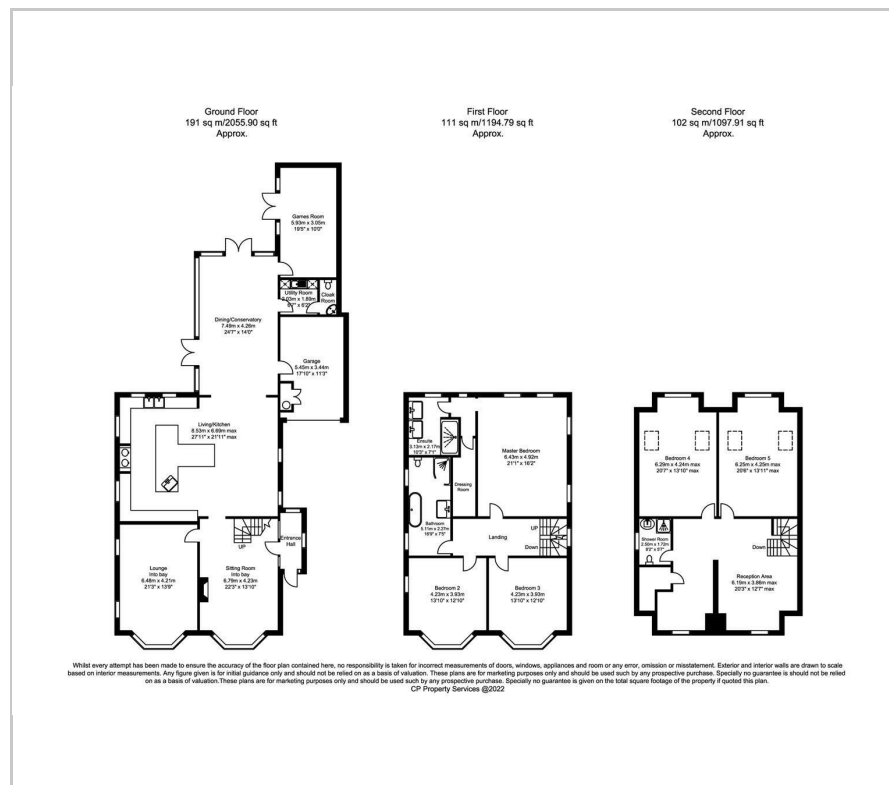
- Truly stunning 3 storey family home with over 4,300 sq ft of living space
- Formal lounge and dining hall with wood burning stoves
- Underfloor heating
- Exceptional kitchen/living area with island
- Extended south facing garden room
- Home/office/snug
- Utility/cloaks/wc/alarm system and CCTV
- Beautifully decorated throughout
- Sought after location, nearby wine bars, restaurants and motorway networks
- No onward chain

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

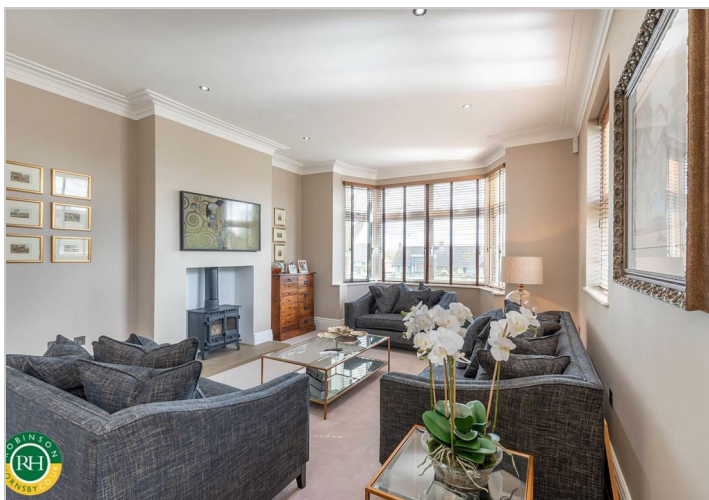
Rating	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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