



**Ivatt Close, Bawtry DONCASTER DN10 6QF**



**welcome to**

**Ivatt Close, Bawtry DONCASTER**

Ideal First Time Buyer Home! Situated to a CUL-DE-SAC in the Sought After Market Town of BAWTRY. Flaunting a Spacious LOUNGE/DINER, THREE Good Sized BEDROOMS and FRONT & REAR GARDENS with DRIVEWAY. Must Be Viewed!



## Ground Floor Accommodation

### Entrance Hall

Welcoming entrance hall, accessed via UPVC main entrance door and having a central heating radiator and stairs leading to the first floor.

### Lounge/Dining Room

Light and bright main reception room, benefitting from a feature fireplace with electric stove, coving to the ceiling and a central heating radiator. A front facing double glazed window and French doors leading out to the garden.

### Kitchen

Fitted with an extensive range of wall and base units with complimentary worktops over and tiled splashbacks. Integrating a stainless steel sink/drain, electric oven, gas hob and having a wall mounted boiler. Possessing a rear entrance door, rear facing double glazed window and tiling to the floor with space for a washing machine and fridge/freezer. Having a useful under stairs storage cupboard owning a side facing double glazed window with obscured view, and housing the consumer unit.

## First Floor Accommodation

### Landing

Incorporating the tank cupboard, a side facing double glazed window and loft access.

### Bedroom One

Double bedroom, featuring a front facing double glazed window and a central heating radiator.

### Shower Room

Surrounded by tiling to the walls and floor, complete with a walk in shower, vanity wash hand basin, wc, heated towel rail and a rear facing double glazed window with obscured view.

### Bedroom Two

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

### Bedroom Three

Consisting of a front facing double glazed window and a central heating radiator.

## External

The front elevation is set back from the road behind a walled front garden with double wrought iron gates, being mainly laid to lawn with colourful plants and shrubs within the borders. Heading to the rear elevation you are greeted with a low maintenance garden being fully enclosed by timber fencing, having a grass lawn, shed and a smart paved seating area.

## Garage

Single garage, with up and over garage door and side courtesy door.

## Services

All mains services connected.



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## Ivatt Close, Bawtry DONCASTER

- Modern Semi - Detached Home
- Spacious Lounge/Diner
- Three Good Sized Bedrooms
- Front & Rear Gardens with Garage
- Enclosed Driveway with EV Charger

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY108318 - 0004

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