

**7 Bedroom(s), Detached House, Freehold**

**Bawtry Road, Bessacarr.**



- 3D Virtual tour available
- Open plan kitchen and sitting room
- Ground Floor W/C
- Six bedrooms in the main home three having access to en suites
- Driveway allowing for multiple cars to park
- Sought after location Just off Bawtry Road

- Open plan lounge and dining room
- Separate sitting room
- Two Storey one bedroom annexe with kitchen and lounge
- Modern family bathroom
- Close by to Racecourse and Lakeside

**Offers  
Over  
£600,000  
For Sale**

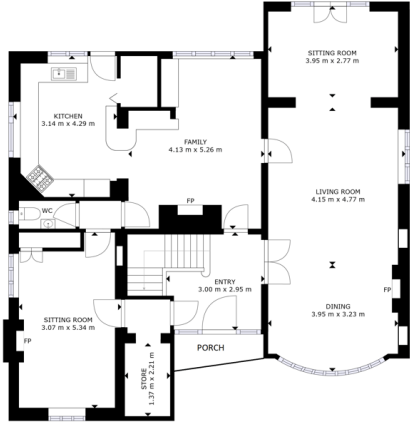
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... The chance to purchase this substantial detached property located on the prestigious Bawtry Road in Bessacarr. Featuring 7 bedrooms, 6 bathrooms and 3 reception rooms, this is the perfect property for those with a large family or living with extended family. The property also benefits from a self contained annex. The annex comprises of bedroom space, living space, a kitchen and its own private bathroom. The current owners have capitalised on this brilliant asset by renting this space out through Airbnb, thus generating an income. Homeworkers, self employed businessowners and others alike could also benefit from this great space by turning it into a work space. Bawtry Road is located close to a plethora of amenities, such as leisure centres, supermarkets, cafes, good schools, transport links, and the city centre.

## Ground Floor

### Floor Plan



1ST FLOOR

GROSS INTERNAL AREA  
1ST FLOOR: 121 m<sup>2</sup>; 100 FLOOR: 187 m<sup>2</sup>  
TOTAL: 308 m<sup>2</sup>



## Open Plan Kitchen Diner And Sitting Room



## Entrance Hallway



## Open Plan Lounge And Dining Room



Ground Floor W/C

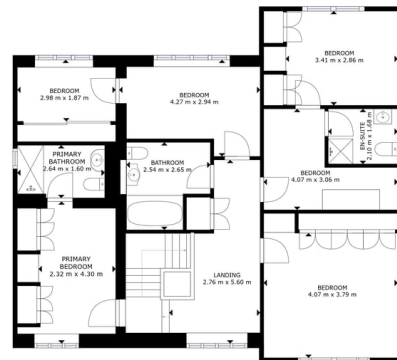


First Floor



Floor Plan

## Sitting Room



## First Bedroom



## En Suite



## Second Bedroom



## Third Bedroom



## En Suite





Fourth Bedroom

Sixth Bedroom



Bathroom



Annexe

Floor Plan



1ST FLOOR

Fifth Bedroom





2ND FLOOR

CREATED INTERNAL AREA  
1ST FLOOR: 28.41m<sup>2</sup> 100 SQUARE FEET  
TOTAL: 52.8M<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Kitchen And Lounge




## Bedroom



## En Suite



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.