

**3 Bedroom(s), Detached Bungalow, Freehold**

**Grange Avenue, Bawtry. DN10.**



- 3D Virtual Tour Available
- Family Bathroom
- Kitchen with Free Standing Appliances
- Rear Enclosed Garden and Green House

- Three Bedroom Detached Bungalow
- Light and Bright Conservatory
- Driveway and Garage

**£315,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

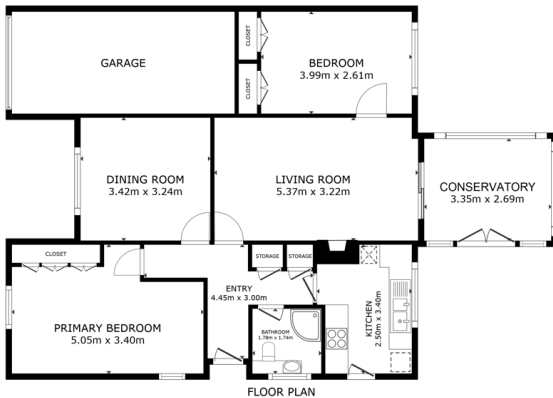


## Owner's View

Nestled on the sought-after Grange Avenue in the heart of Bawtry, this delightful 3-bedroom detached bungalow offers the perfect blend of comfort and convenience. With its spacious layout and versatile living spaces, this property is an ideal home for couples, small families, or those seeking a peaceful retreat. This property is located in a tranquil neighborhood yet remains close to Bawtry's vibrant town center, offering easy access to shops, restaurants, and local amenities.

## Internals

### Floor Plan



GROSS INTERNAL AREA  
EXCLUDED AREAS: FLOOR PLAN 79.3 sqm  
TOTAL: 78.3 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

### Kitchen



### Lounge



### Bedroom/Dining Room





## Conservatory



## Master Bedroom



## Bedroom



## Bathroom



## Externals



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler (Hot Water Tank)



Approximate Water Heating Installation Date -

Boiler Location - Cupboard in hall

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.





*We make it happen.*

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## Energy Performance Certificate