

4 Bedroom(s), Detached House, To be Advised

Bawtry Road, Bessacarr.



- 3D Virtual Tour Available
- Stylish Open Plan Kitchen and Family Room
- Utility and Ground Floor W/C
- Sought After Location on Bawtry Road
- Electric Gates and Driveway Allowing for Secure Off Road Parking

- Stunning and Spacious Detached Family Home with No Chain
- Lounge and Dining Room
- Four Double Bedrooms with En Suite to Master
- Outdoor Bar and Entertaining Room
- Rear Enclosed Courtyard with Outdoor Kitchen and Pizza Oven

**£785,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

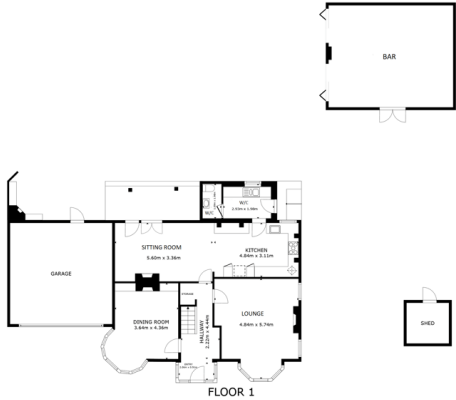


## Owner's View

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... This Stunning detached family home can be found in a desirable location on Bawtry Road which offers spacious living with no chain. Features include a stylish open-plan kitchen/family room, two reception rooms, and four double bedrooms, including master with en suite. The fantastic rear enclosed courtyard with outdoor kitchen and pizza oven also features an outdoor bar and entertaining room great for summer gatherings and BBQs. To the front of the property are electric gates and driveway for secure off-road parking.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 144.4 m<sup>2</sup> FLOOR 2: 128.9 m<sup>2</sup>  
ENCLOSED AREAS: GARAGE: 34.4 m<sup>2</sup> SHED: 12.1 m<sup>2</sup>  
TOTAL: 260.3 m<sup>2</sup>

Matterport



Lounge



Dining Room

## Open Plan Kitchen and Family Room



## Utility



## Ground Floor W/C



## First Floor

## Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 141.4 m<sup>2</sup> FLOOR 2 118.9 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE 31.1 m<sup>2</sup> PATIO 11.1 m<sup>2</sup> SHED 5.7 m<sup>2</sup>  
TOTAL: 260.3 m<sup>2</sup>

SIZE) AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom With En Suite



## Bedroom





## Bedroom



## Bedroom



## Family Bathroom



## External

### Front Aspect



### Rear Garden







## Garden Room/Bar







## Property Information

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</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 