

5 Bedroom(s), Detached House, Freehold

Bawtry Road, Bessacarr.



- 3D Virtual Tour Available
- Bespoke Cinema Room
- Dual Aspect Master Bedroom Suite with Walk in Wardrobe
- Five Double Bedrooms Jack and Jill Shower Room to Two
- Extensive Private Grounds Providing an Exclusive Setting

- Stunning Executive Detached Family Home
- Outstanding Finish over Three Storeys
- Utility and Ground Floor W/C
- Two Storey Detached Garage and Generous Parking
- Modern and Contemporary Open Plan Kitchen Dining and Living Room with Bifold Doors

£1,190,000

For Sale

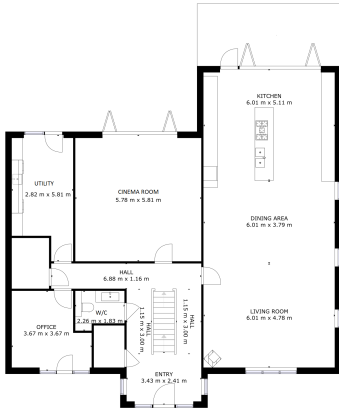
Book your viewing today Tel: 01302 247754

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... We have enjoyed every aspect of our home in particular we love the open plan living space as this has been the hub of our home. We love entertaining friends and family in this space.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 178 m², FLOOR 2: 187 m², FLOOR 3: 84 m²
 TOTAL: 449 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Entrance Hallway



Cinema Room



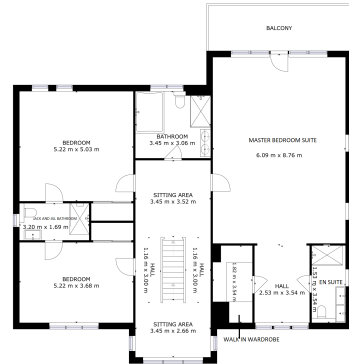
Open Plan Kitchen Dining and Living Room



Office



Floor Plan



Utility Room



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 178 m² FLOOR 2: 287 m² FLOOR 3: 84 m²
 TOTAL: 449 m²



Landing with Seating Areas



Ground Floor W/C



First Floor

Master Bedroom Suite





Bedroom



Jack And Jill Bathroom



Bedroom

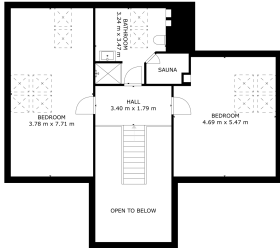


Family Bathroom



Second Floor

Floor Plan



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 178 m²; FLOOR 2: 187 m²; FLOOR 3: 84 m²
 TOTAL: 449 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bedroom



Shower Room With Sauna



External

Front Aspect



Rear Garden



Space Heating System - Gas boiler with underfloor heating

Approximate Heating System Installation Date - 2018

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2018

Boiler Location - Plant room located on the ground floor.

Approximate Electrical System Installation Date - 2018

Approximate Electrical System Test Date - 2018

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - No

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.

Property Information

Council Tax Band - G

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1300

Average Annual Gas Bills - £1300

Average Annual Water Bills - £1000

Tenure - Freehold

Solar Panels - No

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 