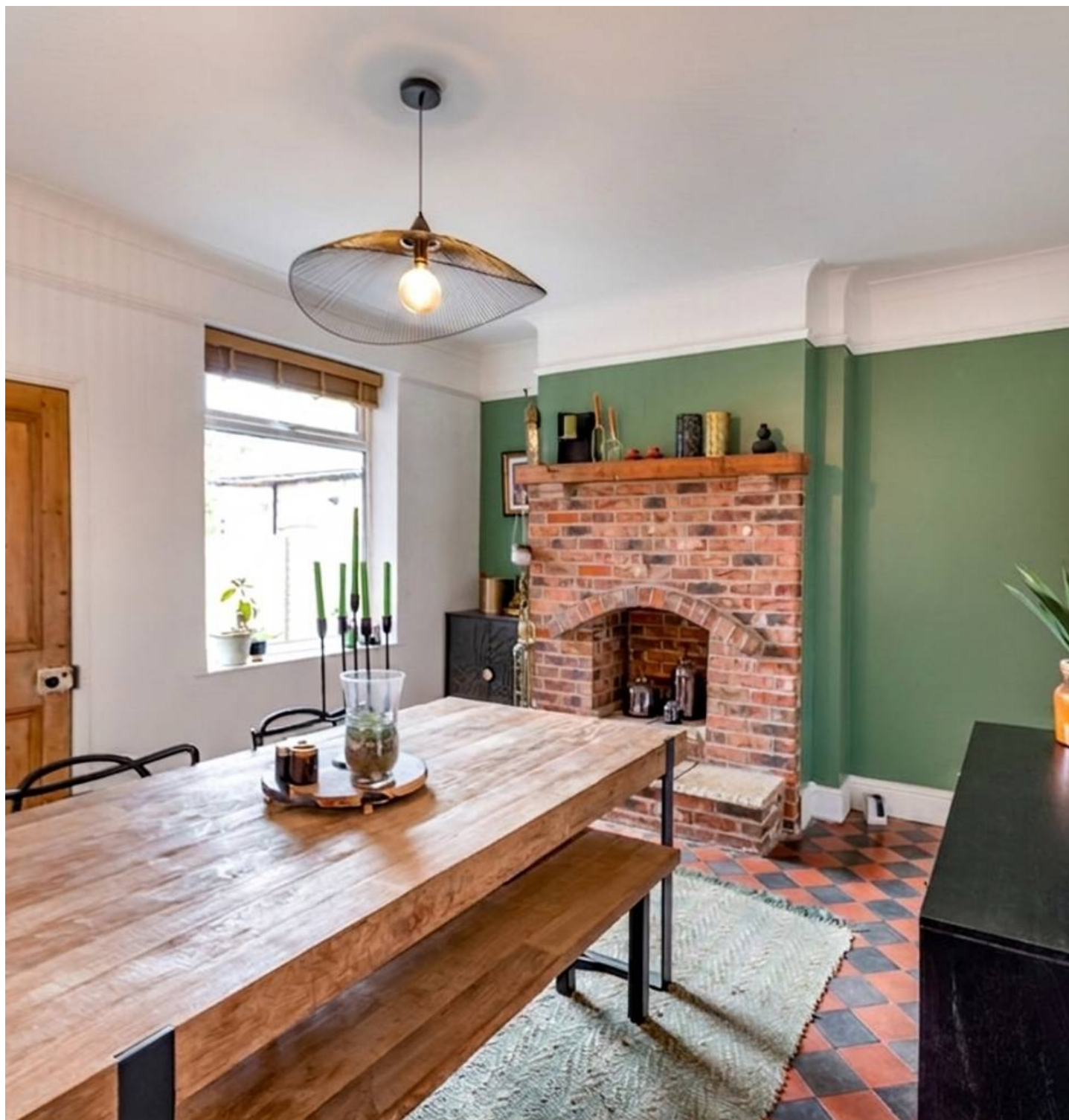




Station Road, Bawtry

Offers in Region of **£280,000**

A wonderful opportunity to acquire a charming three bedroom Edwardian end terrace, showcasing sympathetically restored period features. Beautifully arranged over two storeys, the deceptively spacious living accommodation briefly comprises a welcoming entrance hall, lounge enjoying a cosy multi-fuel burner, characterful dining room, modern country-style kitchen, utility room, ground floor WC, generous principle bedroom, two further bedrooms, and a well-appointed family bathroom. Outside, an extensive driveway runs adjacent to the property, catering for multiple vehicles, with the added benefit of an oversized garage. The frontage is framed by walls and laurel hedgerow for added privacy, whilst a recently landscaped garden with two seating areas and an abundance of planting resides to the rear. Idyllically situated in the highly sought-after market town of Bawtry, renowned for its vibrant high street, Station Road graces its owner with close proximity to everyday conveniences, boutiques, dining options, leisure facilities, and a popular monthly Farmer's Market, whilst having great accessibility to the A1 & M18. Bawtry Mayflower Primary School is just a brief walk away. For secondary education, The Hayfield School is easily accessible by school bus. Ideal for buyers seeking both character and comfort, this beautifully presented family home is best appreciated in person. Early viewing is highly encouraged to fully appreciate the traditional yet modern accommodation being offered for sale, and its surrounding area.









- Charming Three Bedroom Edwardian End Terrace
- Sympathetically Modernised with Many Traditional Features Recently Restored
- Contemporary Kitchen & Bathroom Suites
- Extensive Driveway & Oversized Garage Providing Plentiful Parking
- Recently Landscaped Rear Garden with Two Seating Areas & an Abundance of Planting
- Idyllically Situated in the Highly Sought-After Market Town of Bawtry
- Close Proximity to Everyday Conveniences, Boutiques, Dining Options, Leisure Facilities, & Schools for All Age Groups
- Excellent Commuter Links to Doncaster, Retford, & Gainsborough

Council Tax band: A

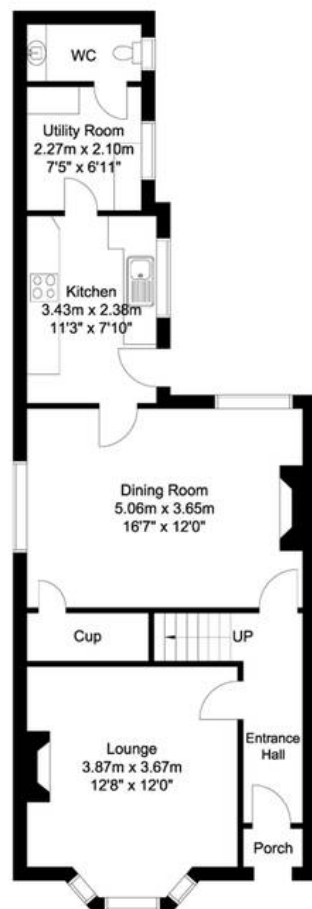
Tenure: Freehold

EPC Energy Efficiency Rating: D





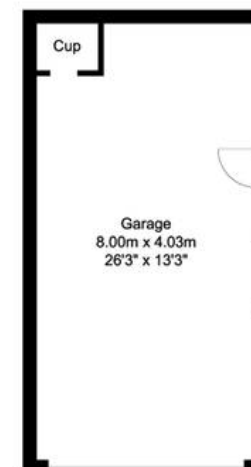
Ground Floor
59 sq m/635.07 sq ft
Approx.



First Floor
51 sq m/548.95 sq ft
Approx.



Outbuilding
32 sq m/344.44 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..

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