

Details as provided by the vendor



3 Lindrick Close, Tickhill

An internal inspection is highly recommended to appreciate this impressive and extended 3 bedroom detached bungalow. The property is situated in the exclusive Lindrick area of Tickhill and is sure to impress. Comprises: Entrance Hall, spacious front facing lounge, quality kitchen having various integrated appliances, extended sitting/dining area, 3 bedrooms having fitted wardrobes, modern family bathroom, quality fitted utility room, cloakroom. Garage and beautiful landscaped gardens.

VIEWING AN ABSOLUTE MUST!

Offers In Region Of £350,000

Viewing

A most impressive extended 3 bedroom detached bungalow situated in the exclusive Lindrick area of Tickhill, having been extensively refurbished, complemented by landscaped gardens.

The property has undergone a large scheme of refurbishment, which benefits from upvc double glazed windows, a modern gas central heating system, a modern contemporary kitchen and stylish bathroom, high quality fitted wardrobes, and a high standard of presentation and decoration throughout.

Viewing of the bungalow and gardens is most strongly recommended, with the accommodation briefly comprising of: front entrance hallway, spacious front facing lounge, dining room which has been extended into a further sitting area, quality range of kitchen units with various built in appliances including a double oven and microwave, dishwasher, and a breakfast bar, utility, and w.c., all three bedrooms having quality wardrobes and fitted furniture, with the third bedroom being utilised as a study, and a fully refurbished and contemporary bathroom suite having quality tiles.

The bungalow is situated in the exclusive Lindrick area of Tickhill, standing back from Lindrick Close. The rear garden has been extensively landscaped to include a well thought out garden with various flowering shrubs and trees, a water feature, decking, all creating a very private and idyllic setting.

VIEWING HIGHLY RECOMMENDED BY APPOINTMENT VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

This beautiful bungalow is situated in the exclusive and highly sought after Lindrick area of Tickhill, in close proximity to Tickhills pretty millpond and moated castle. The select residential area of Tickhill is situated approximately 7 miles south of Doncaster town centre, having an excellent range of shops, choice restaurants and popular village pubs. Tickhill enjoys ease of access to the A1(M) at Blyth and the M18 at Maltby, opening up many other regional areas within comfortable commuting distance.

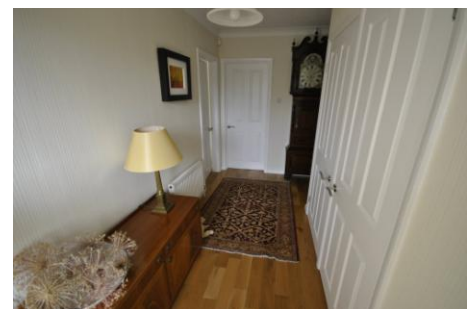
Driving into Tickhill from Doncaster on the A60 Doncaster Road leading onto Northgate, passing Tickhills landmark Buttercross, proceed straight on onto Castlegate, turning left before the Millstone public house, following the road around past the millpond, continuing along Lindrick Lane, taking your right hand turning onto Lindrick Close, where this gorgeous bungalow is situated on the right hand side.

ACCOMMODATION

Composite door with side window opens into:

ENTRANCE HALL

A large L shaped hallway with quality Oak flooring, three storage cupboards (one housing the gas combi boiler), fitted bookcases, radiator and various sockets.



ENTRANCE HALL

Fitted book cases.



ENTRANCE HALL



LOUNGE

15' 2" x 13' 0" (4.62m x 3.96m) A well appointed front facing lounge enjoying a large double glazed window with fitted Venetian blind, a modern remote control coal effect gas fire with decorative stone surround and hearth, quality Oak flooring. There is a t.v. aerial point, power sockets.



DINING/SITTING ROOM

21' 01" x 9' 01" (6.43m x 2.77m) Having Oak flooring, French doors leading out onto the decking area, stylish radiator, coving, power points, and fitted Venetian blinds.



KITCHEN

11' 03" x 9' 03" (3.43m x 2.82m) This kitchen is very stylish and has been extensively refurbished with a range of cream fronted wall and base units with contrasting soapstone worktops, various integrated appliances to include an electric double oven, and microwave, hob, extractor fan, fridge/freezer, dishwasher, complete with breakfast bar, and quality Oak flooring following on from the hall and through to the dining room. Coving and spot lights to the ceiling, socket points, and a upvc double glazed window with lovely views over the landscaped garden.



UTILITY ROOM

11' 05" x 9' 05" (3.48m x 2.87m) (Tapering to 5'09)

Having a mixture of wall and base units finished in cream with soapstone worktops to match the kitchen. Stainless steel sink with mixer tap, radiator, Oak flooring and upvc door leading to the rear garden.



W.C.

Having Oak floor following on from the utility, white w.c. and wash basin, tiled to mid point, obscure double glazed window with Venetian blind, extractor fan, radiator, and to the ceiling are spot lights and coving.



BEDROOM 1

13' 05" x 11' 05" (4.09m x 3.48m) A superb rear facing double bedroom with an extensive range of quality fitted wardrobes and bed side drawers, double glazed window with bespoke fitted solid wood plantation shutters, large radiator, wall mounted t.v. point and coving to the ceiling.



BEDROOM 1

View of the solid wood plantation shutters.



BEDROOM 2

11' 08" x 10' 07" (3.56m x 3.23m) A front facing double bedroom having quality fitted wardrobes with double hanging and shelving, double glazed window with fitted blind, radiator and coving complements the ceiling.



BEDROOM 3/STUDY

11' 0" x 8' 08" (3.35m x 2.64m) Currently being used as a study with quality fitted wardrobes, drawers and desk, double glazed window with fitted blind, spot light and coving complements the ceiling.



FAMILY BATHROOM

8' 09" x 7' 06" (2.67m x 2.29m) A very stylish bathroom with a separate double shower, deep bath with stainless steel mixer tap, w.c. and wash basin. Oak flooring, tiled to mid point, storage cupboard, spot lights, and two upvc double glazed obscure windows with bespoke fitted plantation shutters.



OUTSIDE

The property is situated in this exclusive Lindrick area of Tickhill, having a block paved drive for a number of vehicles. Trees, shrubs, loose stone and borders make this a very attractive low maintenance front.

GARAGE

Roller shutter door on both sides allowing access through to a carport at the rear, with over head storage, power and lighting.

REAR GARDEN

An extremely attractive rear garden with hardwood decking area, patios, lawn, trees and shrubs, water feature, and two sheds. This will not fail to impress.



REAR GARDEN

Decking area.



REAR GARDEN

Rear lawn with established shrub borders.



REAR GARDEN

Water feature.



REAR GARDEN

A view of the bungalow from the rear.



REAR GARDEN

Patio area.



DATED - 11/11/2016

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

