

Churchills



Melton Mill Lane

High Melton, Doncaster DN5 7TF

- THREE BEDROOM
- EXTENDED KITCHEN TO REAR
 - DINING ROOM
- DETACHED GARAGE
- SEMI DETACHED HOUSE
 - RURAL LOCATION
- GARDENS TO THREE SIDES
 - EPC RATING TBC

Offers In The Region Of £195,000 Freehold





Situated in High Melton, Doncaster, this delightful semi-detached house on Melton Mill Lane offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home.

The house features three inviting bedrooms, each designed to provide a restful retreat. Whether you are looking for a guest room, a home office, or a children's bedroom, this property caters to a variety of needs. The single bathroom is well-appointed, ensuring that daily routines are both efficient and enjoyable.

This semi-detached house on Melton Mill Lane is not just a home; it is a lifestyle choice, offering a peaceful environment while remaining conveniently close to local amenities. With its generous living space and charming features, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail and newel posts. Single panelled central heating radiator.

LOUNGE

13'1" * 11'0"

uPVC double glazed window to rear elevation. Surround housing a modern electric fire with matching back and hearth. TV aerial socket. Single panelled central heating radiator.

DINING ROOM

17'4" * 9'7"

uPVC double glazed windows to side and front elevation. Tiled surround housing a modern electric fire with matching back and hearth. TV aerial socket. Single panelled central heating radiator. Storage cupboard off.

KITCHEN

10'7" * 8'5"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob with extractor over. Space and plumbing for an automatic washing machine. Integrated fridge and freezer units. Mosaic splash back areas. Single panelled central heating radiator. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed windows to side elevation to side and rear elevations. Stairs to first floor landing with handrail and newel posts. Loft access point.

BEDROOM ONE

11'3" * 9'10"

uPVC double glazed window to rear and side elevation. Single panelled central heating radiators.

BEDROOM TWO

13'4" * 8'4"

uPVC double glazed window to rear elevation. Single panelled central heating radiators.

BEDROOM THREE

8'8" * 9'0" reducing to 6'11"

uPVC double glazed window to front elevation. Single panelled central heating radiators.

WC

uPVC double glazed window to front elevation. Low flush WC.

SHOWER ROOM

6'5" reducing to 4'5" * 5'7"

uPVC double glazed window to front elevation. Suite with walk in shower cubicle and hand wash pedestal with storage beneath. Single panelled central heating radiators. uPVC cladding to walls and ceiling. Heated towel rail. LED downlights to ceiling. Extractor fan.

DETACHED GARAGE

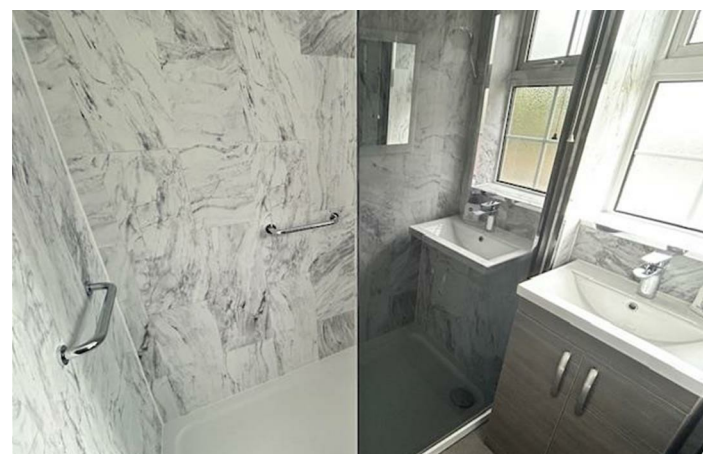
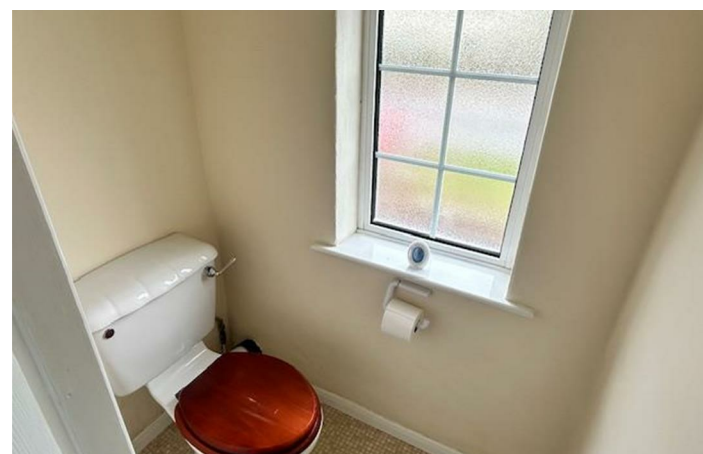
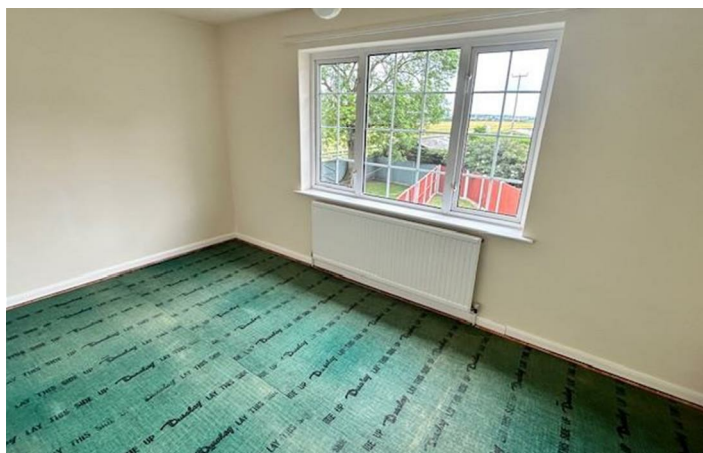
Concrete section with up and over door. Window to side elevation. Diveway to front.

OUTSIDE AND GARDENS

Gardens to three sides of the property all laid to grass with hedges and fencing around. Driveway for off road parking leading to detached garage.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.



IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS.Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is Oil

MOBILE COVERAGE

Current mobile coverage for indoors is limited and outdoors is classed as **LIKELY** to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.





Local Authority Doncaster
Council Tax Band A
EPC Rating

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.