



**Priory Lodge Coulman Street
Thorne DN8 5JS**

Offers Around £260,000

FREEHOLD

VIEWING ESSENTIAL - Much larger than you think. **THREE DOUBLE** bedroom **DETACHED** dormer bungalow with family bathroom & En-suite. 23' family sized kitchen/diner and 23' lounge opening into a conservatory. Long driveway & Brick garage. Private gardens. Perfect family sized home.



- THREE DOUBLE BEDROOM DETACHED • 23' Lounge/diner with French doors • 23' Kitchen/diner with appliances

ENTRANCE HALL

Front UPVC double glazed entrance door. Spacious hallway with spindle balustrade staircase to the first floor with storage cupboard below. Side facing UPVC double glazed window. Doors off to kitchen diner, master bedroom, lounge and w.c. Laminate floor. Radiator.

KITCHEN/DINER

23'2" x 10'10"

Front and side facing UPVC double glazed windows and side UPVC double glazed French doors. Flexible and spacious room with the kitchen area fitted with a range of maple effect shaker style wall and base units with granite effect worksurfaces incorporating a one and a half bowl sink and drainer with splashback tiling. Integrated stainless steel electric oven, gas hob and extractor above, integrated dishwasher. Concealed wall mounted 'Ideal' gas combi boiler (New 2022). Space for washing machine. Laminate floor. Radiator.

LOUNGE/DINER

23'0" x 12'11"

Rear facing UPVC double glazed window and UPVC double glazed French doors leading into the conservatory. Stone effect fire surround with marble hearth. Radiator.

MASTER BEDROOM

13'3" x 9'7" maximum

Front facing UPVC double glazed window. Radiator. Door into the en-suite shower room.

W.C

6'11" x 2'11"

Fitted with a white wash hand basin and w.c.

LANDING

With spindle balustrade staircase. Side facing skylight window. Radiator. Electric power point so could be used as a study area. Doors off to two bedrooms and bathroom.

BEDROOM TWO

14'6" x 13'1"

Front facing UPVC double glazed window. Large built-in wardrobes to one wall. Radiator.

BEDROOM THREE

14'6" x 12'11"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

7'7" x 6'11"

Side facing UPVC double glazed window. Fitted with a three



- Ground floor bedroom with en-suite
- Two first floor bedrooms and bathroom
- Off road parking for several vehicles

piece suite comprising of a 'P' shaped panelled bath with electric shower over, pedestal wash hand basin and w.c. Chrome towel radiator.

OUTSIDE

There is a walled frontage with gravelled driveway providing off road parking for at least three vehicles with tall wrought iron gates to the side which continue into a long driveway providing further parking and leading to the garage, external power point.

BRICK GARAGE

Front up and over access door and electric supply.

The rear garden has an artificial lawn for ease of maintenance with Indian sandstone paved patio and timber panelled fencing. Outside power point.



- Detached brick garage
- Non estate position
- NO UPWARD CHAIN
- VIEWING ESSENTIAL



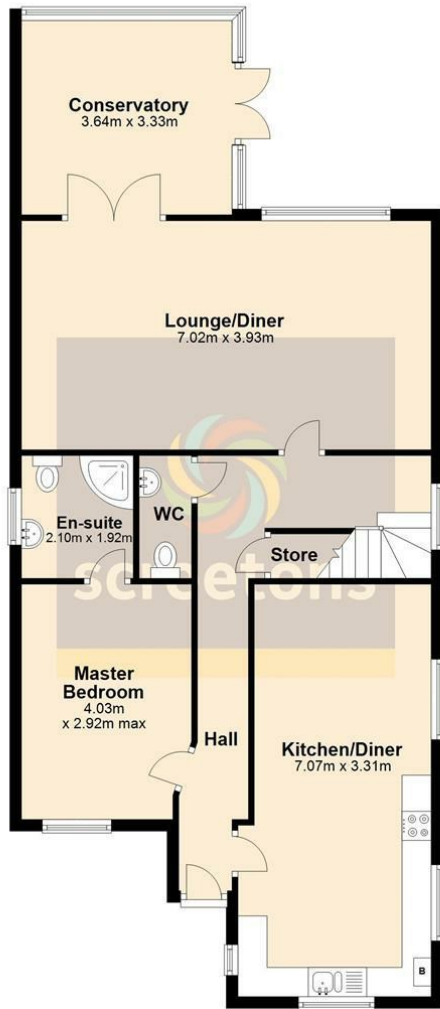


Additional Information

Local Authority - Doncaster
Council Tax - Band D
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	87
England & Wales	EU Directive 2002/91/EC	

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

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