



**Lindrick Broad Lane  
Sykehouse DN14 9AY**

**Offers Around £295,000  
FREEHOLD**

**VIEWING ESSENTIAL** - Spacious THREE bedroom DETACHED bungalow with garage. Standing in a generous sized plot with long driveway and caravan space. Sought after residential village. Open views to the rear. **NO UPWARD CHAIN.**



- **THREE BEDROOM DETACHED BUNGALOW**
- Lounge/dining room, Breakfast kitchen
- UPVC double glazed

### ENTRANCE HALL

Front UPVC double glazed window and adjoining side panel window. Doors off to all rooms. Useful built-in cloaks/storage cupboard. Radiator. Loft access.

### LOUNGE/DINING ROOM

24'5" x 12'11"

Front facing UPVC double glazed window and rear facing UPVC double glazed french doors. Feature brick fireplace with electric stove effect fire. Two radiators.

### KITCHEN/BREAKFAST ROOM

13'3" x 10'5"

Rear facing UPVC double glazed window and rear UPVC double glazed entrance door leading into the porch. Fitted with a modern range of white wall and base units with timber effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer and splashback tiling. Integrated electric oven and four ring hob with stainless steel splashback and extractor fan. Space and plumbing for washing machine and dryer. Tiled floor. Floor mounted oil fired combi central heating boiler.

### REAR PORCH

5'0" x 3'2"

Side facing UPVC double glazed windows and rear UPVC double glazed 'stable style' door. Quarry tiled floor.

### BEDROOM ONE

14'7" x 13'0"

Front facing UPVC double glazed window. Radiator.

### BEDROOM TWO

14'3" x 11'4"

Rear facing UPVC double glazed window. Radiator.

### BEDROOM THREE

9'9" x 9'8"

Front facing UPVC double glazed window. Radiator.

### BATHROOM

10'5" x 8'2"

Rear facing UPVC double glazed window. Fitted with a five piece white suite comprising of a panelled bath, double shower cubicle with mains shower, vanity wash hand basin, w.c and bidet. Tiled and PVC panelled walls. Laminate flooring. Chrome towel radiator. Ceiling spotlights.



- Large bathroom
- Oil fired central heating
- Parking for several vehicles
- Brick garage & Caravan space
- Good sized gardens
- Sought after rural village
- NO UPWARD CHAIN INVOLVED

## OUTSIDE

There is a hedged front boundary with wrought iron gates leading onto the driveway with gravelled area and raised sleeper planted beds.

The driveway continues to the side of the bungalow providing off road parking for several vehicle and provides access to the garage with the benefit of a further parking area to the side of the garage perfect for caravan/motorhome.

## GARAGE

17'8" x 10'5"

Brick built with pitched and tiled roof, front up and over door and side access door. Electric light and power. Additional storage shed adjoining the back of the garage.

The rear garden is a generous size with timber panelled fencing to the sides and hedgerow to the rear boundary, lawn, planted borders and paved and gravelled seating areas.

## NO UPWARD CHAIN INVOLVED







## Additional Information

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

**Tenure** - Freehold

## Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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