



10 Main View Kirton Lane  
Stainforth DN7 5BU

Offers Over £100,000

**FREEHOLD**

Large THREE bedroom mid terraced house. Much bigger than it looks. Entrance hall, lounge, sitting/dining room and fitted kitchen. Lawned rear garden. Located on the outskirts of the village. NO UPWARD CHAIN. Ideal First Time Buy or Buy to Let.



- **THREE BEDROOM MID TERRACE** • Hall, Lounge, Sitting/dining room • Fitted kitchen • UPVC double glazed

### ENTRANCE PORCH

Front UPVC double glazed entrance door. Original tiling to walls. Open access into the hall.

### ENTRANCE HALL

Doors off to the lounge and sitting/dining room. Radiator.

### LOUNGE

12'4" x 10'3"

Front UPVC double glazed walk-in bay window. Open grate fireplace with tiled hearth. Radiator.

### SITTING/DINING ROOM

15'4" x 13'11"

Rear facing UPVC double glazed window. Timber fireplace with marble hearth and inset to an electric fire. Door to the staircase with useful storage cupboard below. Radiator. Door into the kitchen.

### KITCHEN

18'2" x 8'0"

Side and rear facing UPVC double glazed windows with a side UPVC double glazed entrance door and rear UPVC double glazed French doors. Fitted with walnut effect shaker style wall and base units with granite effect worksurfaces incorporating a stainless steel sink and drainer with

splashback tiling. Integrated electric oven, four ring gas hob and extractor hood above. Integrated fridge freezer.

Concealed wall mounted gas combi central heating boiler. Radiator.

### LANDING

Doors off to all rooms. Loft access point.

### BEDROOM ONE

13'8" x 12'4"

Front UPVC double glazed window. Useful built-in storage cupboards. Radiator.

### BEDROOM TWO

12'1" x 10'10"

Rear facing UPVC double glazed window. Large built-in storage cupboard. Radiator.

### BEDROOM THREE

9'8" x 8'2"

Rear facing UPVC double glazed window. Radiator.

### BATHROOM

8'2" x 5'4"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a 'P' shaped panelled bath with electric





- Gas central heating
- Rear lawned garden with rear access
- Outskirts of the village
- NO UPWARD CHAIN INVOLVED

shower and glass screen over, pedestal wash hand basin and w.c. Tiled walls. Radiator.

## OUTSIDE

There is a small front garden set behind a brick boundary wall with gate.

The rear garden is lawned with established tree and shrub borders and a gate opening into the rear service road, so the garden and bins can be accessed without having to go through the house.

## NO UPWARD CHAIN INVOLVED







## Additional Information

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

**Tenure** - Freehold



**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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