

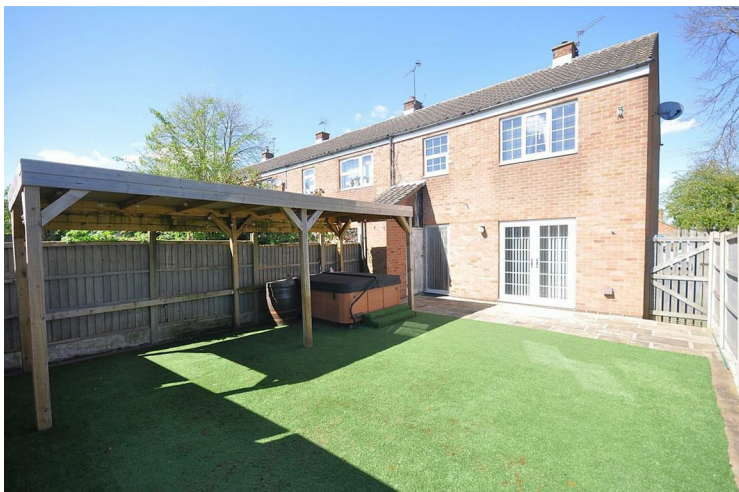


## 38 Lockwood Close Thorne DN8 5XD

Offers Over £140,000

**FREEHOLD**

Perfect First Time Buy. Immaculate THREE bedroom end terraced house. Spacious and modern kitchen/diner and lounge with French doors. Study. Ground floor w.c. Modern fitted bathroom. Private rear garden. Popular quiet cul-de-sac. NO UPWARD CHAIN INVOLVED.





- THREE BEDROOM END TERRACED HOUSE • Spacious modern kitchen/diner • Lounge with French doors • UPVC double glazed

## ENTRANCE HALL

Front UPVC composite double glazed entrance door. Staircase leading to the first floor. Doors off to all rooms. Useful built-in storage cupboard also housing the wall mounted gas combi central heating boiler. Radiator. Useful space under the stairs which the owner uses as a computer station to work from home.

## LOUNGE

13'5" x 12'11"

Rear facing UPVC double glazed French doors. Inset ceiling spotlights. Two wall lights. Radiator.

## KITCHEN/DINER

13'5" x 10'1"

Front facing UPVC double glazed bow window. Fitted with high gloss black wall and base cupboards with butchers block effect laminate worksurfaces incorporating a stainless steel sink and drainer with metro style tiled splashbacks. Integrated electric oven, gas hob and extractor hood above. Space for undercounter fridge and space and plumbing for washing machine. Tiled floor. Radiator.

## STUDY

9'2" x 5'10"

Rear facing UPVC double glazed entrance door leading into the garden. The owner uses this area as a bar, ideally placed with access into the garden but would make an ideal work from home space or child's playroom.

## W.C

6'7" x 2'8"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a pedestal wash hand basin and w.c. Half height slate effect tiled walls.

## LANDING

Doors off to all rooms. Loft access point. Useful built-in storage cupboard.

## BEDROOM ONE

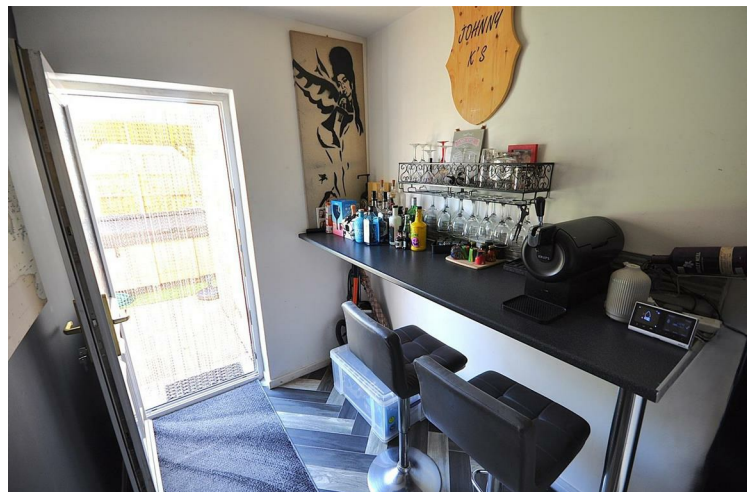
13'1" x 11'1" minimum.

Rear facing UPVC double glazed window. Radiator.

## BEDROOM TWO

12'8" x 10'1"

Front facing UPVC double glazed window. Radiator.



- Gas central heating • Modern fitted bathroom • Immaculate throughout • Good sized private rear garden • Perfect First Time Buy • Extending to approx. 89.5 sq.m

### BEDROOM THREE

8'3" x 6'5"

Rear facing UPVC double glazed window. Radiator.

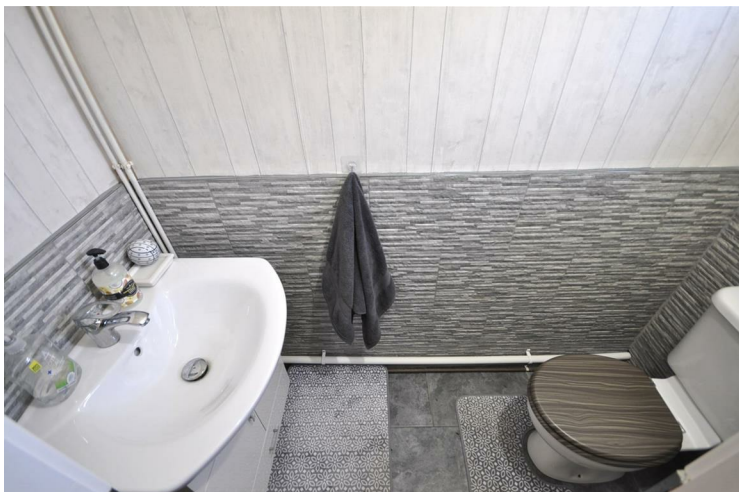
### BATHROOM

6'5" x 5'5"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a 'P' shaped panelled bath with mains shower with rainfall head and glass screen over, vanity wash hand basin with storage and w.c. LED mirror with bluetooth speaker. Inset ceiling spotlights. Chrome towel radiator.

### OUTSIDE

The rear garden is fence enclosed with artificial lawn, paved patio seating area and a timber covered pergola providing an ideal hot tub space. There is also a useful brick store attached to the rear of the house. There is a side gate to access the rear garden from the front.







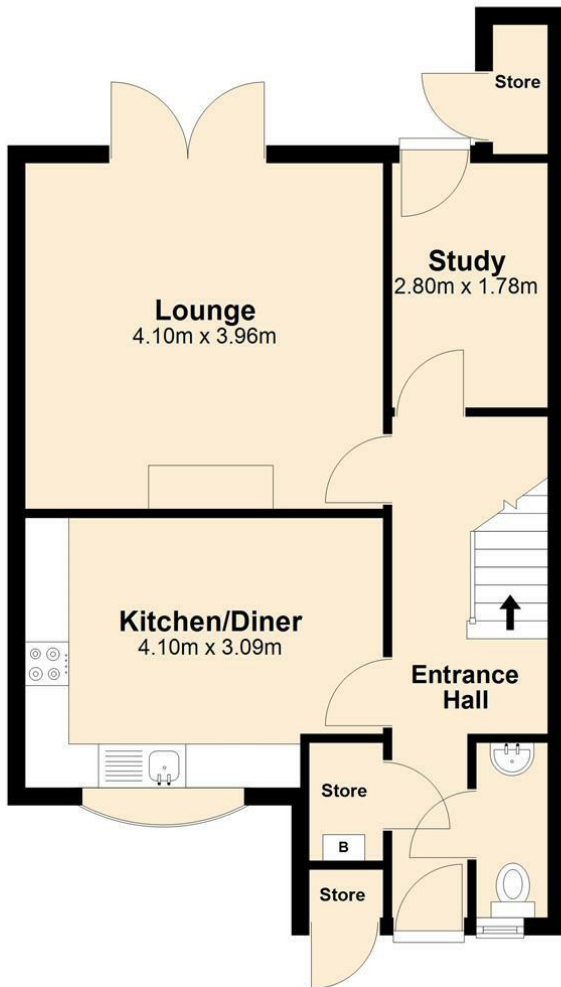


## Additional Information

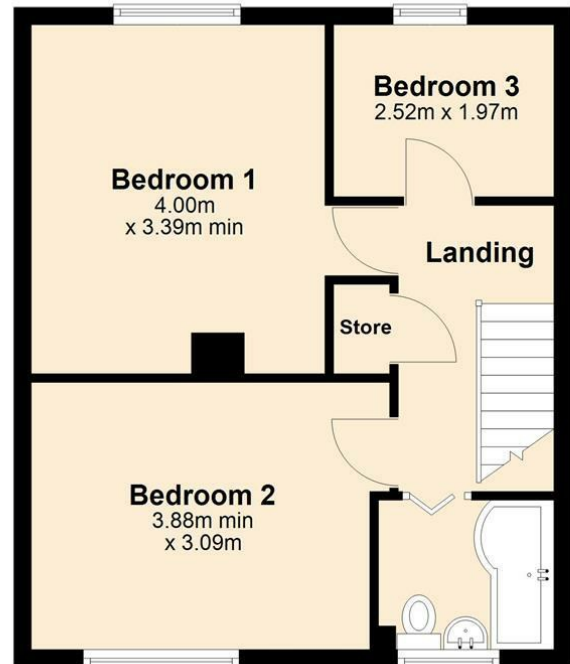
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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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