



11a Laburnum Avenue  
Moorends DN8 4SF

Offers Around £190,000

**FREEHOLD**

NO UPWARD CHAIN. Great sized THREE bedroom DETACHED bungalow with private rear garden. Spacious lounge, Dining room and fitted Kitchen. UPVC double glazed. Gas central heating. Popular quiet cul-de-sac location. Viewing essential to appreciate size.





- **THREE BEDROOM DETACHED BUNGALOW** • Spacious lounge, Dining room • Fitted kitchen • UPVC double glazed

## KITCHEN

12'0" x 9'7"

Side UPVC double glazed entrance door and UPVC double glazed window. Fitted with a range of wall and base units with granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with tiled splashbacks. Integrated four ring gas hob and electric oven. Space and plumbing for washing machine and space for fridge freezer. Inset ceiling spotlights. Tiled floor. Door into the inner hallway and open archway into the dining room.

## DINING ROOM

9'8" x 8'0"

Front facing UPVC double glazed window. Central heating warm air vent to the floor. Sliding door into the lounge.

## LOUNGE

17'2" x 12'9"

Front facing UPVC double glazed window. Timber fireplace with marble hearth and inset to a coal effect electric fire. Central heating warm air vent to the floor.

## INNER HALLWAY

Doors off to all bedrooms and wet room. Useful built-in storage cupboard. Built-in cupboards housing the warm air

gas central heating boiler and hot water tank. Loft access point.

## BEDROOM ONE

12'2" x 9'7"

Rear facing double glazed sliding patio doors opening into the conservatory. Built-in wardrobes, drawers and cupboards to one wall. Central heating warm air vent to the floor.

## CONSERVATORY

11'5" x 8'3"

Timber construction with double glazed side and rear facing windows and sliding patio doors.

## BEDROOM TWO

12'10" x 8'9"

Rear facing double glazed sliding patio doors. Built-in wardrobes and drawers. Central heating warm air vent to the floor.

## BEDROOM THREE

9'8" x 8'0" max.

Side facing UPVC double glazed window. Built-in wardrobes and cupboards. Central heating warm air vent to the floor.



- Warm air gas central heating • Wet room • Driveway and garage • Private lawned rear garden • Quiet cul-de-sac side road • Extending to approx. 90.1 sq.m

## WET ROOM

5'4" x 5'2"

Side facing UPVC double glazed window. Fitted with an electric shower and pedestal wash hand basin. Sealed level floor access with PVC panelled walls. Extractor fan.

## W.C

5'5" x 2'10"

Side facing UPVC double glazed window. Fitted with a white w.c. Tiled walls to half height.

## OUTSIDE

There is an open plan lawned front garden with established planted borders with path to one side leading to the main kitchen entrance door and gate to the rear garden. There is a driveway to the right hand side leading to the garage with additional gate leading into the rear so there is access all around the bungalow.

## GARAGE

18'8" x 8'5"

Brick built with up and over access door.

The rear garden is private with lawn, paved patio and timber panelled fencing.

## NO UPWARD CHAIN INVOLVED









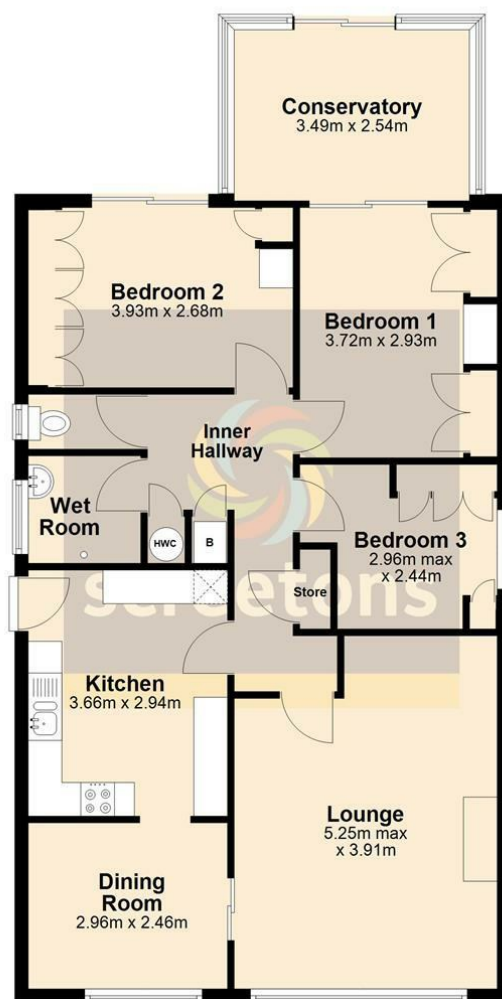


## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band C  
**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		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(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

Thorne Sales  
94 King Street  
Thorne  
Doncaster  
South Yorkshire  
DN8 5BA

01405 816893  
thorne@screetons.co.uk  
www.screetons.co.uk

