



2 Chapel Field, Field Road
Stainforth DN7 5AQ

Offers Around £165,000

FREEHOLD

Viewing Essential to appreciate size & potential. THREE DOUBLE bedroom DETACHED HOUSE. Generous sized garden with fruit trees. Spacious lounge/dining room, Sitting room & handmade Kitchen. Side driveway. UPVC double glazed. Gas central heating. Non estate position. NO UPWARD CHAIN INVOLVED.



- **THREE DOUBLE BEDROOM DETACHED HOUSE** • Spacious lounge/dining room • Sitting room, Hand made kitchen

ENTRANCE LOBBY

Side UPVC double glazed entrance door. Staircase leading to the first floor. Doors into the lounge/dining room and sitting room.

LOUNGE/DINING ROOM

16'0" x 14'11"

Two front and one side facing UPVC double glazed windows. Laminate floor. Radiator.

SITTING ROOM

16'0" x 11'10"

Rear facing UPVC double glazed window. Feature brick open fireplace with stone flagged hearth. Two radiators. Useful understairs storage cupboard. Sliding door into the kitchen.

KITCHEN

17'8" x 8'0"

Two side facing UPVC double glazed windows and side UPVC double glazed entrance door. Fitted with a range of bespoke crafted solid wood wall and base units painted light cream, with timber worksurfaces incorporating a stainless steel sink and drainer with tiled splashback. Free standing electric cooker. Space for fridge freezer and and plumbing for washing machine. Radiator.

LANDING

Doors off to all rooms. Radiator.

BEDROOM ONE

13'0" x 12'0"

Rear facing UPVC double glazed window. Laminate floor. Radiator. Useful built-in cupboard. Loft access point.

BEDROOM TWO

14'11" x 9'1"

Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

11'8" x 6'7"

Front facing UPVC double glazed window. Radiator.

BATHROOM

9'0" x 8'0"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with electric shower and glass screen over, pedestal wash hand basin and w.c. Built-in cupboard housing the wall mounted gas combi central heating boiler.

OUTSIDE

There is a walled front garden with side driveway providing



• UPVC double glazed • Gas central heating • Generous sized rear garden • Great Potential • Driveway • NO UPWARD CHAIN INVOLVED • Extending to approx. 110.7 sq.m

off road parking and timber gates leading into the rear garden where there is further parking if required.

The rear garden is a good size and comprises of a large concrete parking/seating area, lawn with established roses and plants and a selection of trained fruit trees including eating and cooking apples, pear and plums.

OUTBUILDINGS

There is an attached toilet to the rear of the house with further timber and breeze block storage shed, coal store and greenhouse.

NO UPWARD CHAIN INVOLVED







Additional Information

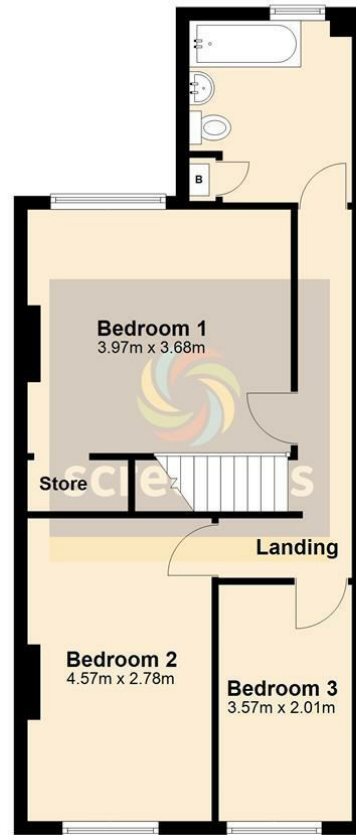
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

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		
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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