



**145 Station Road  
Dunscroft DN7 4JP**

**Offers Over £240,000**  
**FREEHOLD**

Large THREE bedroom DETACHED bungalow set within a large lawned plot with generous driveway & garage. Central entrance hall, lounge/dining room, fitted kitchen and large conservatory. UPVC double glazed. Gas central heating. Viewing essential to appreciate size. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM DETACHED BUNGALOW** • Large wrap around gardens • Spacious lounge/dining room, Fitted kitchen

### CENTRAL ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed windows. Doors off to all rooms. Radiator.

### LOUNGE/DINING ROOM

22'5" x 12'10" max.

Rear and side facing UPVC double glazed windows. Double glazed sliding patio doors leading into the conservatory.

Feature timber fireplace with tiled hearth and inset to a coal effect gas fire. Two central pendant lights and two wall lights. Two radiators.

### KITCHEN

15'11" x 9'8"

Rear facing UPVC double glazed window and UPVC double glazed entrance door leading into the conservatory. Fitted with an extensive range of cream wall and base units with granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with tiled splashbacks.

Integrated electric oven, grill four ring hob and extractor hood above. Built-in dishwasher and space for american style fridge freezer. Tiled floor. Radiator.

### CONSERVATORY

24'2" x 18'11"

Rear and side facing UPVC double glazed windows and rear UPVC double glazed French doors. Tiled floor. Radiator.

### BEDROOM ONE

11'9" x 10'5".

Measurements not including bay window. Front facing UPVC double glazed walk in bay window. Fitted wardrobes to one wall. Radiator.

### BEDROOM TWO

11'10" x 6'5"

Measurements not including bay window. Front facing UPVC double glazed walk-in bay window. Radiator.

### BEDROOM THREE

11'9" x 7'4"

Side facing UPVC double glazed window. Radiator.

### BATHROOM

12'9" x 6'5"

Side facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with mixer tap shower attachment, pedestal wash hand basin and w.c. Fully tiled walls.



- Large conservatory, Bathroom • UPVC double glazed • Gas central heating • Large driveway & Brick Garage

## OUTSIDE

The bungalow sits within a large lawned plot with walled frontage and wrought iron gates leading onto a concrete driveway which provides parking for several vehicles and leads to the garage. The front garden is lawned with gravelled space to the left side of the bungalow providing perfect caravan storage space.

## BRICK GARAGE

20'5" x 16'9"

'L' shaped and measured to maximum points. Front remote control up and over access door. Inspection pit. Electric light and power. Rear double access doors.

## ADJOINING STORE

10'0" x 5'6"

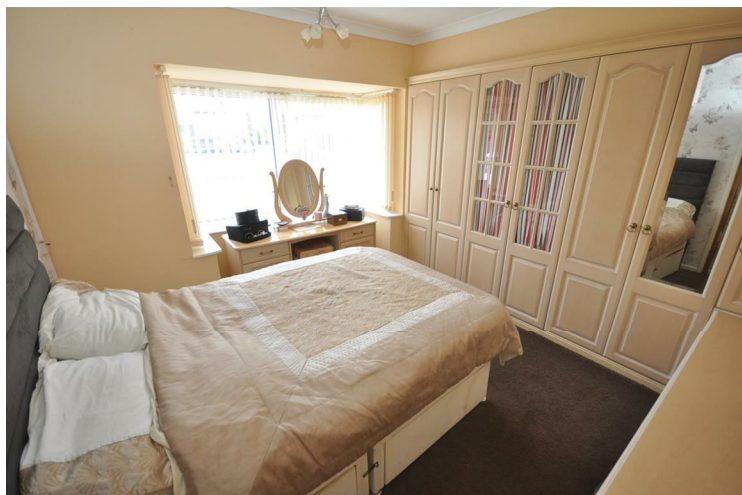
The rear garden is timber fence enclosed with large lawned area and decked and concreted seating areas.

## NO UPWARD CHAIN INVOLVED



- Generous parking plus Caravan Space • Viewing Essential to appreciate size • Extending to approx. 124.1 sq.m



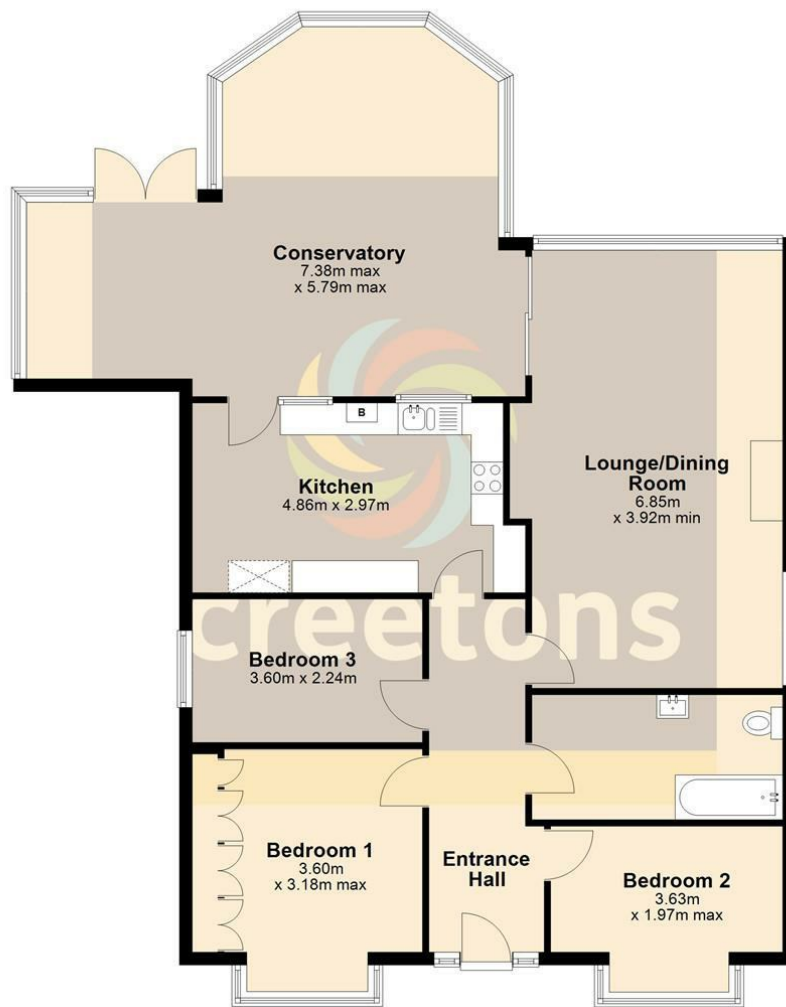


## Additional Information

**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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