



OLD SCHOOL DRIVE, KIRK SANDALL, DONCASTER, DN3 1EH

OFFERS IN REGION OF £167,500





**TWO DOUBLE BEDROOM
STUNNING HOUSE IN A MUCH
SOUGHT AFTER LOCATION
WITHIN KIRK SANDALL. This
recent development offers canal walks
on the doorstep, great access to local
amenities, schools, local rail link and
the M18. The property is beautifully
presented and would be an ideal first
time buy for all purchasers. With
modern fixtures and fittings
throughout, you will not be
disappointed when viewing this
delightful home. It briefly comprises
of entrance hallway, WC, open plan
L-shaped living/dining space with bi-
folding doors to the garden, modern
kitchen, stairs to the first floor
landing, two lovely double bedrooms,
shower room, two off street parking
spaces on the paved driveway and a
great size rear/side garden.
VIEWINGS ARE A MUST TO
FULLY APPRECIATE.**

ENTRANCE HALL

3' 9" x 6' 3" (1.15m x 1.91m) This superb home is accessed via the front facing double glazed frosted door to the entrance hallway, door to the WC, door to the living room, radiator, laminate flooring, spotlight and alarm system.

WC

3' 0" x 5' 5" (0.92m x 1.67m) Benefitting from a low flush WC, wash hand basin, heated towel radiator, partially tiled splash backs, laminate flooring, spotlights and a side facing double glazed frosted window.

LIVING/DINING ROOM

13' 5" x 19' 1" (4.10m max x 5.84m max) Fabulous bright L-shaped reception room incorporating stairs to the first floor, bi-folding doors allow the reception room to open up into the garden space, providing a perfect entertaining area for purchasers, with door to the kitchen, storage cupboard beneath the stairs, laminate flooring and two radiators.

KITCHEN

5' 10" x 8' 11" (1.79m x 2.73m) Modern kitchen with a range of fitted cabinetry at both eye and base level, square edge work surfaces with matching splash backs incorporating a single bowl sink with drainer, four ring electric hob with extractor hood above, single electric oven, integrated fridge/freezer, plumbing for a washing machine, boiler unit in matching cupboard, radiator, laminate flooring, spotlights and front facing double glazed window.

STAIRS

Leading from the living/dining room to the first floor landing.



LANDING

2' 11" x 6' 7" (0.90m x 2.03m) Providing access to both bedrooms/shower room, storage cupboard, radiator, loft access point with drop down ladder and the loft space is partially boarded.

BEDROOM

13' 5" x 9' 1" (4.10m x 2.77m) Fantastic double bedroom with two front facing double glazed windows and a radiator.







BEDROOM

13' 5" x 8' 8" (4.11m max x 2.66m max) Further spacious double bedroom currently utilised as a child's bedroom with two rear facing double glazed windows and a radiator.

SHOWER ROOM

4' 6" x 8' 3" (1.39m x 2.53m) Superb shower room with modern wash hand basin, low flush WC, walk-in shower cubicle with dual shower head including rainfall head, tiled flooring, partially tiled walls, heated towel radiator, spotlights, extractor fan and side facing double glazed frosted window.



FRONT GARDEN & PARKING

Small lawned frontage, open access to the paved driveway to the side offering two off street parking spaces and a side access gate to the rear garden.

REAR GARDEN

V-shaped lawned garden, paved patio, fence enclosed, outside water tap, external double power point and solar lighting included.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

ORIGINAL PURCHASE DATE: 2019

CENTRAL HEATING SYSTEM: GAS FIRED

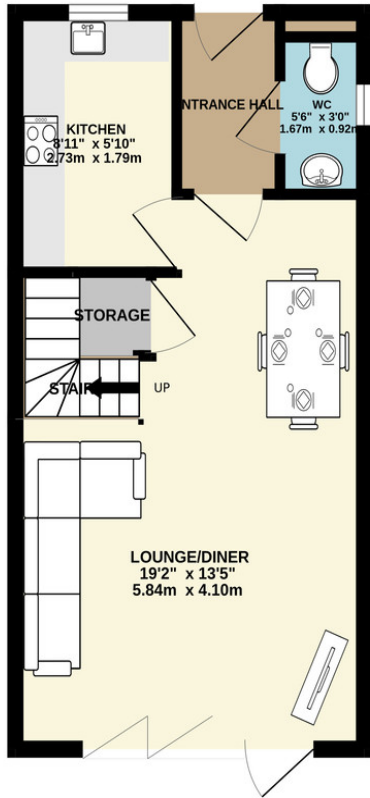
COMBINATION BOILER

INSTALLATION DATE: 2019

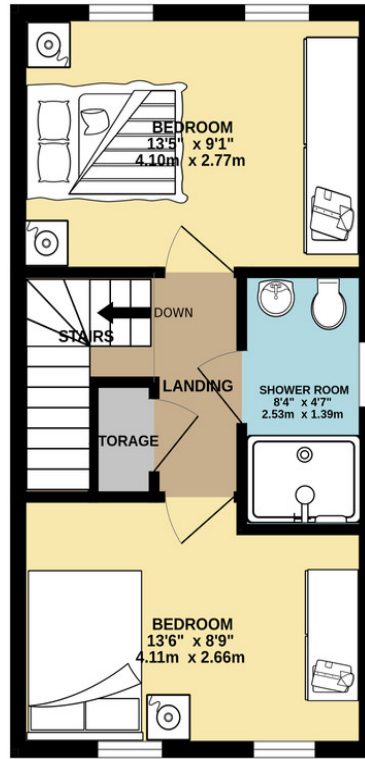
ELECTRICAL INSTALLATION DATE: 2019



GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		