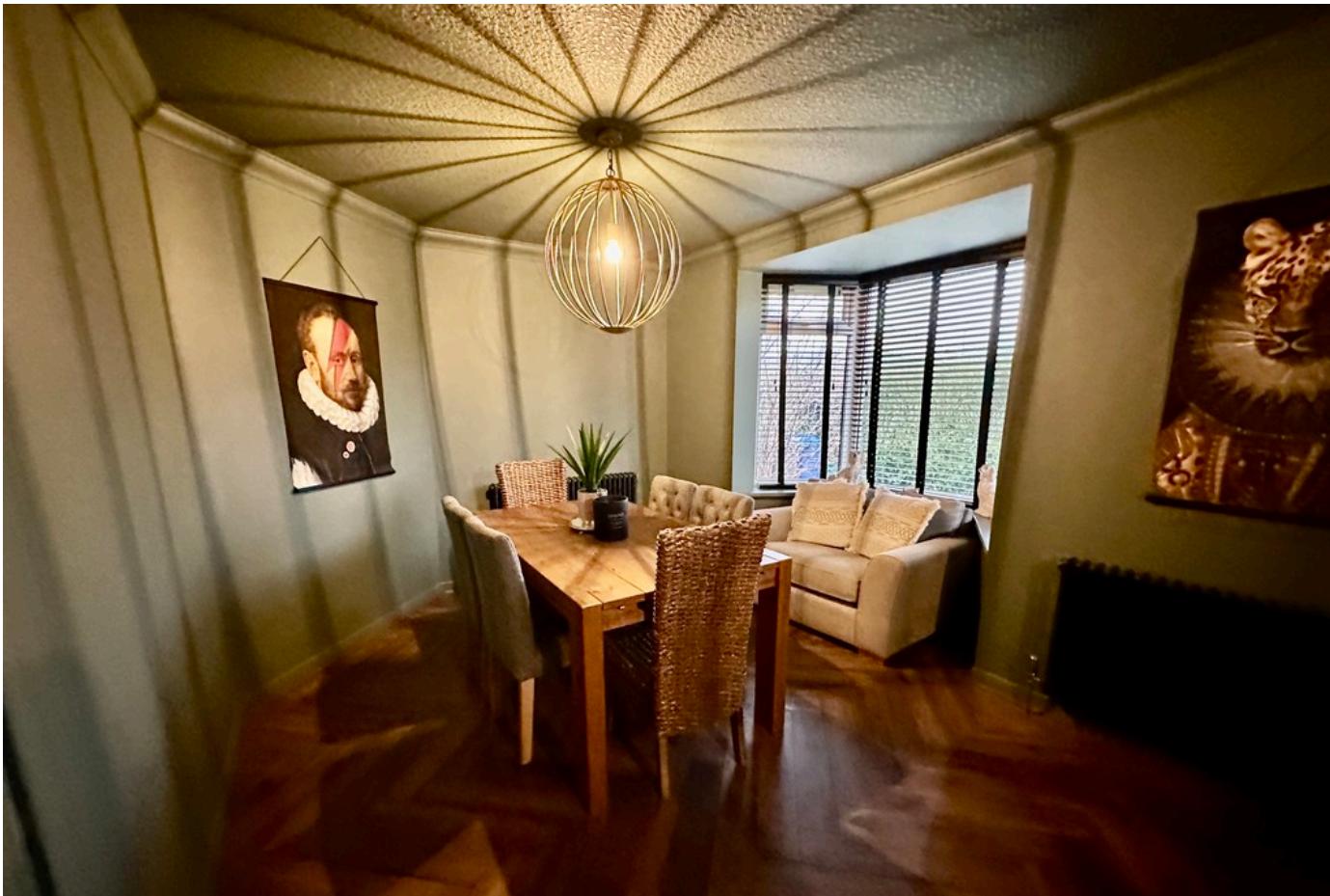


BRECKS LANE, KIRK SANDALL, DONCASTER, DN3 1NH

OFFERS IN REGION OF £200,000





**STYLISHLY PRESENTED
THROUGHOUT WHICH IS
SURE TO IMPRESS
PURCHASERS WITH SPACIOUS
ACCOMMODATION AND
THREE BEDROOMS.** This property is a fabulous family home with well proportioned rooms, excellent Kirk Sandall location across the road from local amenities and within easy reach of local schools. One to view early to avoid disappointment and the property briefly comprises of entrance hallway, WC, lounge/diner with bay window, kitchen/diner, stairs to the first floor landing, three fantastic bedrooms, generous bathroom with separate shower cubicle, front/rear gardens, off street parking and garage. **LOVELY HOME IN DN3.**

ENTRANCE HALL

The property is accessed via the side facing double glazed frosted door to the hallway, door to the WC, storage cupboard beneath the stairs, stairs to the first floor, laminate flooring, side facing double glazed window and a feature radiator.

WC

2' 7" x 4' 10" (0.80m x 1.49m) Benefiting from a low flush WC, corner wash hand basin, laminate flooring, half wood panelled wall, extractor fan and rear facing double glazed frosted window.

LOUNGE AREA

13' 1" x 11' 6" (3.99m x 3.52m) An open reception space with open access to the current dining area, front facing double glazed window, laminate flooring, feature radiator and coving to the ceiling.

DINING AREA

9' 9" x 12' 7" (2.99m x 3.86m) Dining area benefits from a front facing double glazed bay window with feature radiator, coving, laminate flooring and is open with the living area in an L-shape.

KITCHEN/DINER

8' 6" x 11' 6" (2.60m x 3.52m) L-shaped space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, electric single oven, partially tiled walls, plumbing for a washing machine, space for a fridge/freezer, radiator, laminate flooring, coving, two rear facing double glazed windows and rear facing double glazed window to the raised decking.



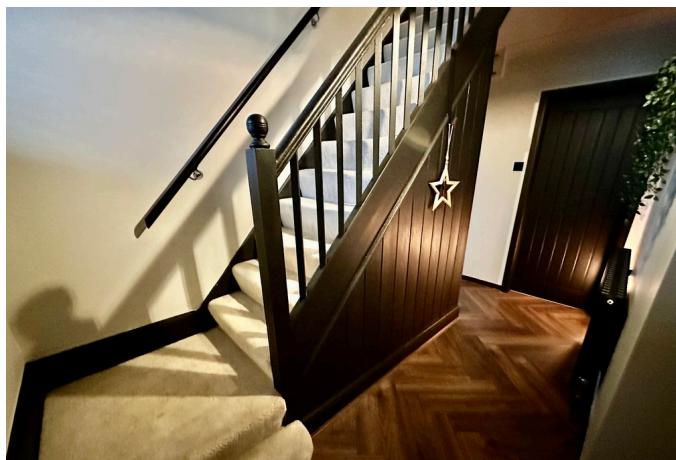
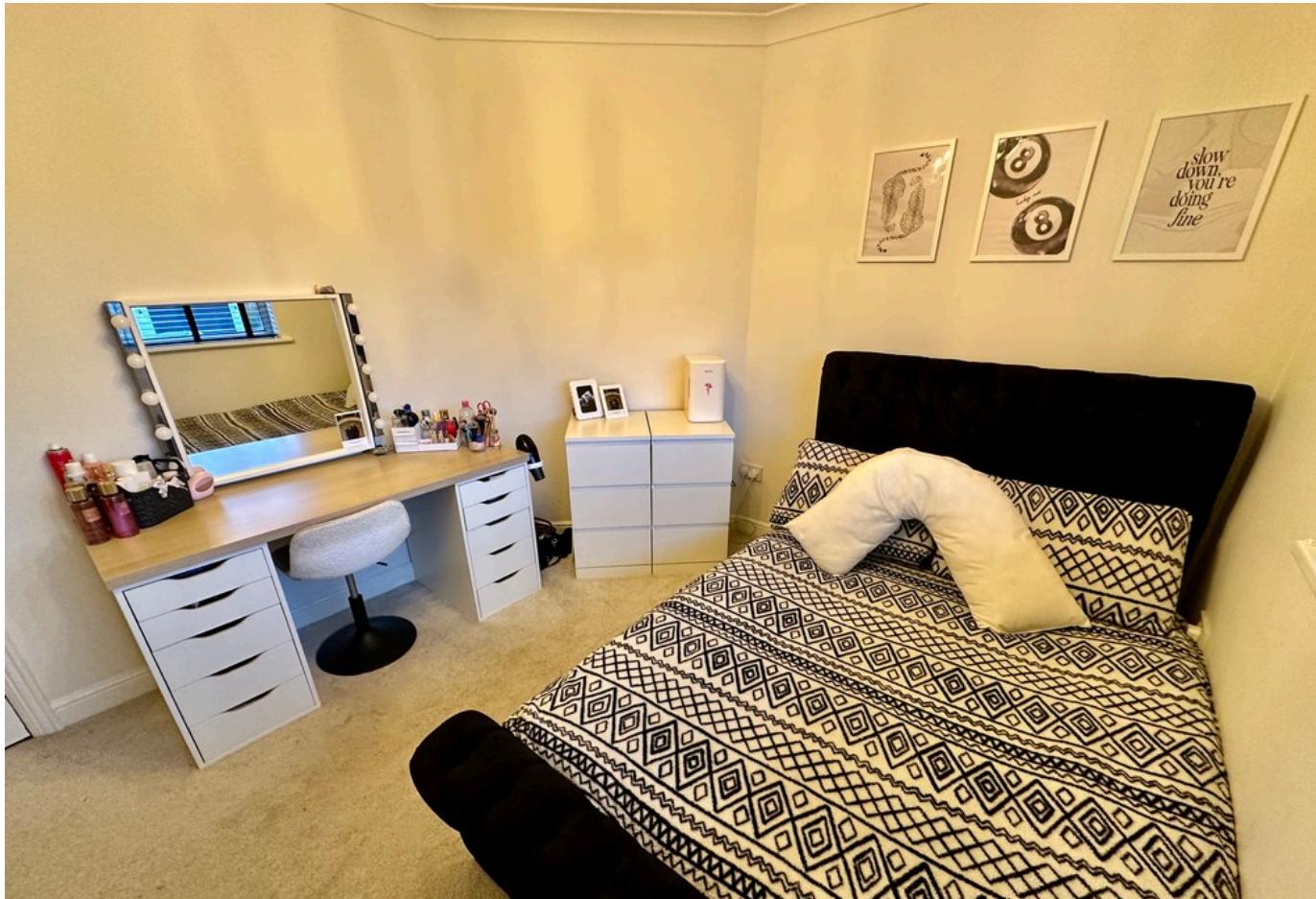
STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

5' 10" x 2' 5" (1.78m x 0.75m) Providing access to the bedrooms/bathroom, coving to the ceiling and a loft access point.







BEDROOM

13' 1" x 11' 5" (3.99m x 3.49m) Fabulous double bedroom with front facing double glazed window, radiator and coving to the ceiling.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED CENTRAL HEATING BOILER

LAST SERVICE: 2023

SERVICES: MAINS



BEDROOM

9' 11" x 12' 2" (3.03m x 3.71m) Further spacious double bedroom with front facing double glazed window, radiator and coving to the ceiling.

BATHROOM

5' 4" x 14' 1" (1.64m min & 2.56m max x 4.31m max) L-shaped bathroom with a corner bath with shower attachment, corner shower cubicle, low flush WC, wash hand basin, partially tiled walls, extractor fan, coving, storage cupboard above the stairs and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Open access to the driveway at the side of the property offering off street parking in front of the garage, small lawned front garden with hedge enclosure, front access gate and side access gate to the rear garden.

GARAGE

Single garage with front and side access door.

REAR GARDEN

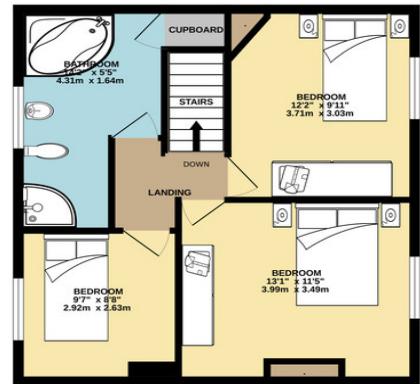
V-shaped garden with raised decking, lower lawn area, fence enclosure, side access gate and a summerhouse.



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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. 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		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		