



Exeter Road, Doncaster, South Yorkshire

Downstairs WC | Utility room | 3 bedrooms and a family bathroom | Conservatory overlooking the garden

Asking Price: £140,000 (Guide Price)

W PLUS
ELLERWILLIAMS

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DESCRIPTION

Step into Your Dream Family Home! As you enter this charming property, you'll be greeted by a warm and welcoming entrance hall, setting the tone for the cosy and inviting spaces that await you. Spacious Living Area for Family Time Discover a spacious lounge, perfect for relaxation and quality family time. This room effortlessly flows into the kitchen diner, creating a wonderful open-plan living space where everyone can gather. A Chefs Dream Kitchen The well-appointed kitchen is a dream come true for those who love to cook, featuring ample counter space and modern appliances. Adjacent to the kitchen is a practical utility room, ideal for laundry and extra storage needs. The utility room also includes a convenient WC. For added functionality, two side entrances provide direct access to the utility room and a handy store room. Sunlit Conservatory and rear garden From the kitchen, step into the delightful conservatory, the perfect spot to enjoy your morning coffee while taking in view of the rear garden. This outdoor space is perfect for children to play, gardening enthusiasts, or hosting summer barbecues. The property also features a driveway with ample off-road parking. Comfortable and Peaceful Bedrooms Upstairs, the home offers two generously sized double bedrooms, each providing a comfortable and peaceful retreat. Additionally, there is a single bedroom, perfect for a child's room, guest room, or home office. The modern family bathroom is equipped with all necessary amenities for your convenience. Perfect for a Growing Family This delightful property combines practical living spaces with thoughtful touches, making it an ideal home for a growing family. Don't miss the opportunity to make this house your new home. Visit Today and Fall in Love! For more information or to schedule a viewing, please contact us at Keller Williams

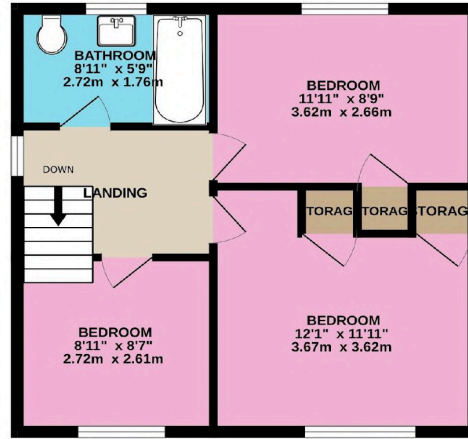




GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

None



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