

41 Lawn Avenue, Woodlands , Doncaster, DN6 7TT

This delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. This property boasts a wealth of features that make it an ideal family home.

As you approach the house, you will be greeted by generous gardens at the front, providing a lovely first impression and ample space for outdoor activities. The property is situated on a large corner plot, ensuring a sense of privacy and space that is often sought after in residential areas.

Inside, the home features a welcoming reception room that serves as a perfect gathering space. The well-appointed kitchen leads to a stunning conservatory at the back, which floods the interior with natural light, creating a warm and inviting atmosphere. This area is perfect for enjoying morning coffee or relaxing with a good book.

The private seating area at the back of the property, complete with bifolding doors, seamlessly connects indoor and outdoor living, making it an excellent spot for entertaining or simply enjoying the tranquillity of your garden.

With three spacious bedrooms and a well-designed bathroom, this home caters to the needs of modern family life. Additionally, the property benefits from solar panels, contributing to energy efficiency and sustainability.

Parking is a breeze creating off road parking, adding to the convenience of this lovely home. This property truly represents a wonderful opportunity for those seeking a comfortable and stylish residence in a desirable location. Don't miss the chance to make this house your home.

Offers in the region of £190,000

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- 3 BED SEMI DETACHED PROPERTY WITH SOLAR PANELS
- BI FOLDING DOORS OPENING UP TO PRIVATE SEATING AREA TO THE BACK OF PROPERTY
- MODERN THROUGHOUT
- EPC RATING B
- GENEROUS SIZED GARDENS TO THE FRONT & REAR
- CONSERVATORY TO THE BACK FLOODING WITH NATURAL LIGHTING
- GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT
- SITUATED ON LARGE CORNER PLOT
- OFF ROAD PARKING & ENCLOSED GARDEN
- COUNCIL TAX BAND A

Kitchen/Diner

13'10" x 20'2" (4.24 x 6.15)

Bathroom

8'8" x 6'6" (2.66 x 1.99)

Lounge

12'8" x 13'8" (3.87 x 4.18)

Landing

10'2" x 5'3" (3.11 x 1.61)

Storage room

7'10" x 2'11" (2.41 x 0.89)

Conservatory

8'1" x 12'8" (2.48m x 3.88)

Master bedroom

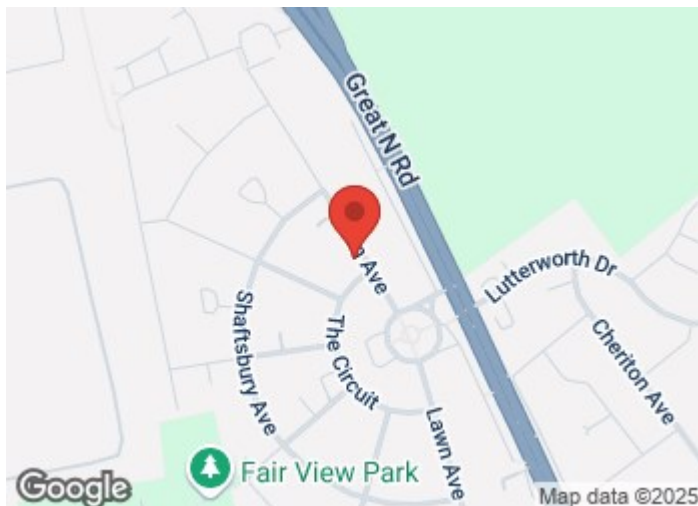
10'9" x 10'2" (3.30 x 3.12)

Bedroom two

8'9" x 10'3" (2.67 x 3.13)

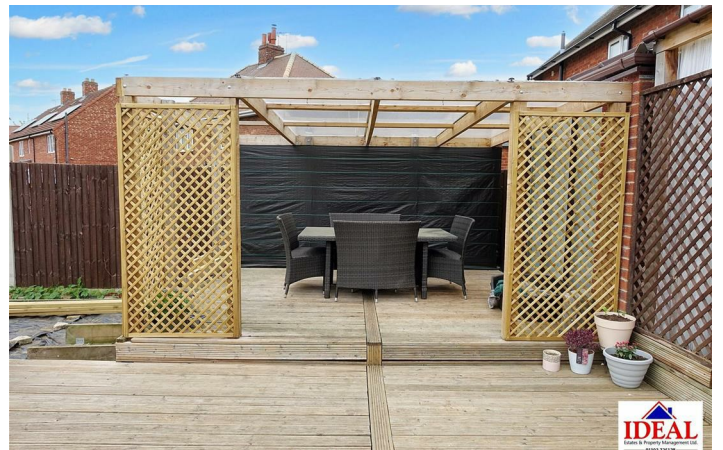
Bedroom three

7'2" x 8'10" (2.20 x 2.71)

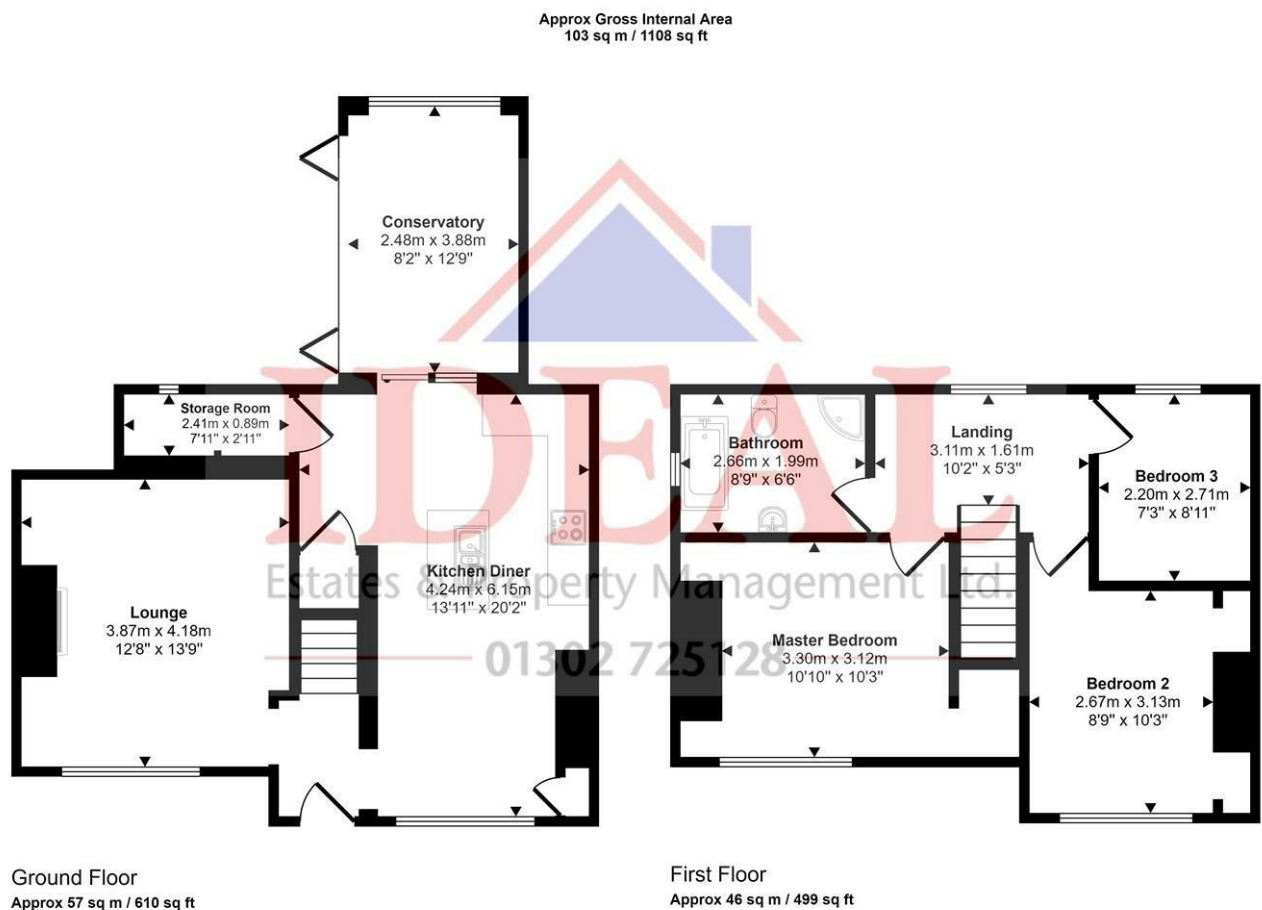


Directions

Woodlands is a model village 4 miles (6 km) north-west of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster. Woodlands schools are Woodlands Infants School, and Woodlands Junior School, which are now known as Woodlands Primary School. There's also Adwick infant and Adwick primary school, and St Joseph & St Teresa's school which is an infant and primary catholic school. Outwood Academy Adwick is the only secondary school in the area.



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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