



**Langton Road, Bircotes Doncaster DN11 8GG**

**welcome to**

**Langton Road, Bircotes Doncaster**

MUST BE VIEWED - Modern SEMI DETACHED HOME available on this popular development in Bircotes, with NO ONWARD CHAIN. Offering THREE BEDROOMS, OFF ROAD PARKING, FRONT and REAR GARDENS. Viewing is highly recommended!



## Ground Floor Accommodation

### Entrance Hall

Front facing door leads you into the entrance hall, central heating radiator and stairs leading to the first floor.

### Cloakroom

Fitted with a wc and wash hand basin, splash back tiling to wall. Wall mounted consumer unit, a central heating radiator and a side facing double glazed window with obscured glass.

### Lounge

14' 3" x 9' 5" max ( 4.34m x 2.87m max )

Lovely main reception room, with two central heating radiators and a front facing double glazed window.

### Kitchen

12' 7" x 10' 1" ( 3.84m x 3.07m )

Beautifully presented kitchen fitted with an extensive range of wall and base units with complimentary worktops and matching upstands. The Modern Kitchen also boasts an integrated oven and gas hob, fridge/freezer, slimline dishwasher and a stainless steel sink and drainer, space for a washing machine. The boiler is concealed in a cupboard, recessed lights to the ceiling and a central heating radiator. Rear facing double glazed window along with French Doors leading out to the garden allowing plenty of light into the room.

## First Floor Accommodation

### Landing

Having two central heating radiators along with both side facing and front facing double glazed windows.

### Bedroom Two

12' 7" x 9' 1" max ( 3.84m x 2.77m max )

Double bedroom, having a built in cupboard, rear facing double glazed window and a central heating radiator.

### Bedroom Three

8' 4" x 6' 1" ( 2.54m x 1.85m )

With a front facing double glazed window and a central heating radiator.

### Bathroom

Partially tiled walls with a suite comprising of a bath with over head shower and glass screen, wash hand basin and wc. Recessed lights and a central heating radiator.

## Second Floor Accommodation

### Bedroom One

18' 2" + wardrobe recess, max x 12' 8" max ( 5.54m + wardrobe recess, max x 3.86m max )

Main Bedroom suite with a central heating radiator and both side and front facing double glazed windows. Loft access.

### En Suite

Having a shower cubicle with an electric shower, wc and a wash hand basin. Also having two central heating radiators, velux style windows and recessed lights.

## External

Step outside into the landscaped front and rear gardens that perfectly complement this modern new-build home.

The rear garden, enclosed by timber fencing with central lawn, paved seating area with a good amount of privacy. Also benefiting from a water supply, side gate and an EV charger, which is located to the driveway.

## Agents Notes

Currently, this property is pending its first title registration at Land Registry. Please ask branch for further details.

A management charge is payable for the upkeep of communal areas, currently at £185.33 per annum.

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



**view this property online** [williamhbrown.co.uk/Property/BWY107982](http://williamhbrown.co.uk/Property/BWY107982)



welcome to

## Langton Road, Bircotes Doncaster

- NO ONWARD CHAIN - TAKE A LOOK !
- Well Presented Semi Detached House
- Three Good Sized Bedrooms
- Front and Rear Gardens
- Off Road Parking To Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£205,000**



view this property online [williamhbrown.co.uk/Property/BWY107982](http://williamhbrown.co.uk/Property/BWY107982)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
BWY107982 - 0004

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01302 710735**



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



**williamhbrown.co.uk**