



**Kirkby Grove, Bircotes Doncaster DN11 8GJ**

**welcome to**

**Kirkby Grove, Bircotes Doncaster**

Lovely THREE BEDROOM semi- detached house, CUL-DE-SAC LOCATION, stylish accommodation located on a modern development in Bircotes. OFF ROAD PARKING and GARDEN. Viewing highly recommended.



## Ground Floor Accommodation

### Entrance Lobby

Having a central heating radiator, access door to the lounge and stairs to the first floor landing.

### Lounge

14' 2" x 9' 6" ( 4.32m x 2.90m )

Light and bright main reception room with front facing double glazed window, thermostat and central heating radiator.

### Kitchen

12' 8" x 10' 1" ( 3.86m x 3.07m )

Beautiful kitchen fitted with a good range of modern wall and base units, complimentary worktops with matching upstands and stainless steel sink and drainer. Benefitting from an integrated oven and hob with extractor hood over and having space for a fridge/freezer and washing machine. Rear facing double glazed window and French doors, central heating radiator and wall mounted boiler.

### Cloakroom

Fitted with a WC, wash hand basin, central heating radiator and having a side facing double glazed window with obscure glass.

## First Floor Accommodation

### Landing

#### Bedroom Two

12' 8" x 9' 1" ( 3.86m x 2.77m )

Double bedroom with useful storage cupboard, rear facing double glazed window and central heating radiator.

#### Bedroom Three

8' 3" x 6' 2" ( 2.51m x 1.88m )

Single bedroom with front facing double glazed window and central heating radiator.

### Bathroom

Fitted with a white three piece suite comprising bath with shower over and screen, wash hand basin and wc. Having an extractor fan, central heating radiator, tiled splashbacks and extractor fan.

## Second Floor Accommodation

### Bedroom One

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

Double bedroom with front facing double glazed window and central heating radiator.

### En-Suite

Fitted with a shower cubicle, wash hand basin and wc. Velux style window, central heating radiator and tiled splashbacks.

### External

Positioned at the end of a cul-de-sac with two allocated parking spaces to the front elevation and an EV charger. Side pedestrian access gate leads to the rear garden which is fenced and enclosed with a grassed lawn, small paved area and water supply.

### Agents Notes

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

Service charge payable for the upkeep of communal areas, we are advised by the vendor this is currently at £180 per annum.



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## **Kirkby Grove, Bircotes Doncaster**

- Modern Semi-Detached Townhouse
- No Onward Chain
- Three Bedrooms
- Stylish Kitchen
- Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

offers in the region of

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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