

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

## welcome to

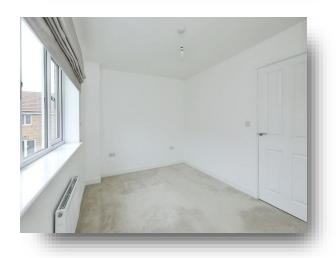
# **Kirkby Grove, Bircotes Doncaster**

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.





## welcome to

# **Kirkby Grove, Bircotes Doncaster**

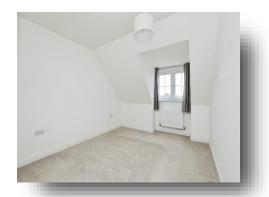
- Modern Semi-Detached Townhouse
- No Onward Chain
- Three Bedrooms
- Stylish Kitchen
- Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in the region of

£195,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108027



Property Ref: BWY108027 - 0004 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.

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.





01302 710735



Bawtry@williamhbrown.co.uk



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



williamhbrown.co.uk