



Grosvenor Road, Bircotes Doncaster DN11 8EY

welcome to

Grosvenor Road, Bircotes Doncaster

MUST BE VIEWED! - Extremely WELL PRESENTED FAMILY home, with FOUR BEDROOMS, TWO RECEPTION ROOMS, Well Kept FRONT AND REAR GARDENS offering OFF ROAD PARKING.



Ground Floor Accommodation

Entrance Hall

Accessed via the side main entrance door and having a useful understairs cupboard, central heating radiator, dado rail and coving to the ceiling.

Cloakroom

Fitted with a Wc and wash hand basin with tiled splash backs. Tiled floor, central heating radiator and coving to the ceiling.

Lounge

19' 10" x 11' 7" (6.05m x 3.53m)

A lovely main reception room with a generous size front facing double glazed bay window, side facing double glazed window and a feature fireplace. Central heating radiator, dado rail and coving to the ceiling.

Dining Room

10' 6" x 10' (3.20m x 3.05m)

Second reception room with French doors, coving, dado rail and central heating radiator.

Kitchen

13' 9" x 9' 10" (4.19m x 3.00m)

Well equipped kitchen with a good range of modern cabinetry incorporating complimentary worktops and breakfast bar, inset sink with drainer. Benefitting from a host of integrated appliances including fridge/freezer, dishwasher, microwave, oven and hob. Rear facing double glazed window, recessed lights, coving to the ceiling, central heating radiator and rear entrance door.

Utility Room

6' 9" x 4' 11" (2.06m x 1.50m)

Fitted with wall and base units with worktop over and having space for a washing machine. Offering a useful sink with drainer and having a rear facing double glazed window and central heating radiator.

Conservatory

A wonderful addition to this house, constructed of low level brick with Upvc double glazing and having French doors out to the garden. Central heating radiator and fitted blinds.



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First Floor Accommodation

Bedroom One

14' 1" x 10' 10" (4.29m x 3.30m)

Double bedroom benefitting from fitted wardrobes and cupboards and having a rear facing double glazed window and central heating radiator.

En-Suite

Fitted with a shower cubicle, wash hand basin and wc. Rear facing double glazed window with obscure glass, tiled floor, part tiled walls, heated towel rail and recessed lights.

Bedroom Two

11' 2" x 9' 7" plus door recess (3.40m x 2.92m plus door recess)

Double bedroom with a front facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Three

9' 7" plus door recess x 8' 5" (2.92m plus door recess x 2.57m)

A good size single bedroom with front and side facing double glazed windows and central heating radiator.

Bedroom Four

8' x 7' 11" (2.44m x 2.41m)

Single bedroom with a side facing double glazed window, coving to the ceiling and central heating radiator.

Bathroom

Family bathroom fitted with a bath with shower over, wc and wash hand basin. Side facing double glazed window with obscure glass, part tiled walls, tiled floor and heated towel rail.

External

Set back from the road behind a low level brick built wall and lawned garden. A smart block paved driveway provides off road parking for two cars and leads to the single garage.

Side gate gives pedestrian access to the rear garden which is well maintained, fenced and enclosed. The rear garden comprises of a raised lawn, well stocked borders and a block paved seating area.

Garage

17' 6" max x 8' 6" (5.33m max x 2.59m)

With an up and over door, power and light connected. Also housing the central heating boiler for the property.

Agents Note

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

welcome to

Grosvenor Road, Bircotes Doncaster

- Immaculate Link Detached House
- Two Reception Rooms
- Conservatory
- Four Bedrooms
- Well Kept Front and Rear Gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108025 - 0003

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