



**Sandymount, Harworth Doncaster DN11 8QG**



**welcome to**

**Sandymount, Harworth Doncaster**

Deceptively spacious SEMI-DETACHED FAMILY HOME offering THREE BEDROOMS, FAMILY BATHROOM and OPEN PLAN LOUNGE, KITCHEN & DINING ROOM. Located to a CUL-DE-SAC in POPULAR HARWORTH with OFF STREET PARKING, this home absolutely must be viewed to appreciate what the accommodation has to offer!



## Ground Floor Accommodation

### Entrance Hall

Accessed via a front facing door, the entrance hall offers stairs leading to the first floor accommodation and a central heating radiator.

### Lounge

Light and bright main reception room having a front facing double glazed window. Being open plan to the dining area. The focal point of the lounge area is the gas fire with marble effect hearth and base with a wood surround. Having a central heating radiator and coving to the ceiling.

### Dining Area

Reception area with a useful under stairs store which houses the central heating boiler for the property. Benefitting from wall lights, french doors, coving to the ceiling and two central heating radiators. The dining area is semi-open plan to the lounge and kitchen.

### Inner Hall

The inner hall has a side facing door leading out to the rear garden.

### Kitchen

Fitted with a range of wall and base units, this kitchen offers many appliances including an integrated gas hob and electric oven. An extractor fan, splash back tiling and stainless steel sink and drainer unit. There is space for a fridge freezer and plumbing for a washer. The kitchen has a rear facing double glazed window over looking the garden and a central heating radiator.

### Bathroom

Generous family bathroom having a bath with a shower from the taps, an electric shower within a cubicle, low flush w/c, wash hand basin, central heating radiator and tiled walls. There is a rear facing single glazed obscured window.

## First Floor Accommodation

### Landing

The landing area has a side facing single glazed UPVC window and offers access to the loft.

### Bedroom One

Double bedroom with a front facing double glazed window along with a central heating radiator, TV aerial and a built in wardrobe.

### Bedroom Two

Second bedroom with a rear facing double glazed window and a central heating radiator.

### Bedroom Three

Having a rear facing double glazed window and a central heating radiator.

## External

To the front of the property there is a off street parking on the driveway, along with gated access to the rear.

At the side there is a generous lawn and a paved patio area, that extends into the rear garden. There are two lawned areas with some raised borders and gravelled edges. The garden is fenced and enclosed, with an outside water supply and space for a shed. This plot is far larger than a kerbside view would suggest.

## Agents Note

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



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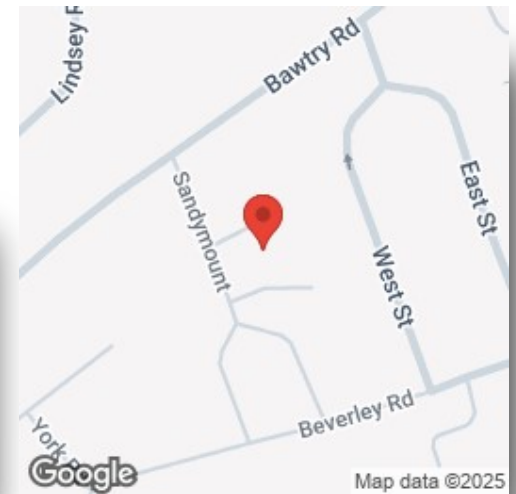
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## **Sandymount, Harworth Doncaster**

- Well Presented Semi Detached Property
- Deceptively Spacious Home
- Open Plan Living
- Generous Plot with Gardens and Off Street Parking
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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