



Herriot Grove, Bircotes Doncaster DN11 8ET

welcome to

Herriot Grove, Bircotes Doncaster

A wonderful property which must be viewed to appreciate the accommodation on offer. GREAT POSITION, three bedrooms, NO ONWARD CHAIN, and smart well kept grounds. Not to be missed!



Accommodation

Entrance Hall

A wider than average hall, accessed via a side facing main entrance door and having a central heating radiator and loft access.

Lounge/Dining Room

A light and bright main reception room with enough space for a dining room table. Rear facing double glazed window, two central heating radiators, coving to the ceiling and French doors out to the garden.

Kitchen

A well equipped kitchen fitted with a good range of wall and base units, complimentary work tops and a 1 1/2 bowl stainless steel sink and drainer. Benefitting from an integrated gas hob and electric over and having space for a fridge/freezer and washing machine. Side facing double glazed window, central heating radiator and wall mounted boiler.

Bedroom One

Double bedroom with a front facing double glazed window and central heating radiator. Door through to the:

En-Suite

Fitted with a shower cubicle, wash hand basin and WC. Part tiled walls, tiled floor and a side facing double glazed window with obscure glass.

Bedroom Two

Double bedroom benefitting from built in wardrobes and having a front facing double glazed window and central heating radiator.

Bedroom Three

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

Bathroom

Modern bathroom fitted with a bath, wc and wash hand basin. Side facing double glazed window with obscure glass, part tiled walls, tiling to the floor and a wall mounted vanity unit.

External

Open plan to the front with a smart block paved driveway providing off road parking for several vehicles. The side and rear garden is enclosed by timber fencing and mature hedging with a grassed lawn and spacious block paved seating area. The gardens are well maintained and offer a high degree of privacy and a beautiful backdrop of woodland. In addition, there are two garden sheds included in the sale.

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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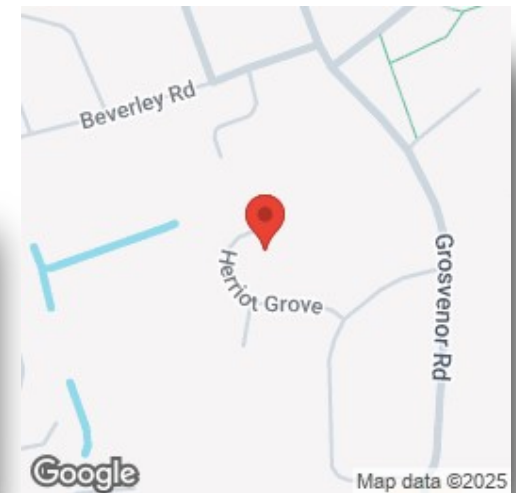
Herriot Grove, Bircotes Doncaster

- Immaculate Detached Bungalow
- Generous Size Plot Not Overlooked
- Three Good Size Bedrooms
- En-suite and Bathroom
- Driveway Providing Parking For Several Vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108062 - 0002

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