



Lyndale Avenue, Edenthorpe Doncaster DN3 2LB

welcome to

Lyndale Avenue, Edenthorpe Doncaster

GUIDE PRICE £270,000-£280,000. Situated in this sought after location close to local amenities and transport links and occupying a generous plot with front, side and rear gardens is this spacious four double bedroom detached family home which benefits from off road parking and a garage to the rear.



Entrance Hall

With a side facing sealed unit door, a central heating radiator and wooden floor. From the entrance hall stairs rise to the first floor landing.

Downstairs W.C

Fitted with a WC and a wash hand basin. There is a front facing obscure double glazed window, tiled flooring and a central heating radiator.

Sitting Room

17' x 9' 10" to recess (5.18m x 3.00m to recess)

With front facing French doors which open to the enclosed front garden. There is a central heating radiator and an electric coal effect fire standing on a marble hearth.

Lounge Dining Room

25' x 13' 1" max (7.62m x 3.99m max)

A spacious room the focal point of which is the feature fireplace with marble style back and hearth housing the gas living flame fire. There is coving to the ceiling, a central heating radiator, a front facing double glazed window and double glazed patio doors giving access to the patio area and rear garden

Dining Kitchen

13' x 9' 11" (3.96m x 3.02m)

Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with extractor fan above, an electric oven, plumbing for a washing machine, space for a fridge freezer, a central heating radiator and a wall mounted gas central heating boiler. There is a rear facing double glazed window.

Utility Room

9' 9" x 5' 3" (2.97m x 1.60m)

With a side facing double glazed window and a sealed unit door. There is a sink unit with a stainless steel sink and drainer, plumbing for a washing machine, a central heating radiator and a useful storage cupboard.

First Floor Landing

With access to the loft which has a loft ladder.

Bedroom One

13' 1" x 13' 3" (3.99m x 4.04m)

A double room with a front facing double glazed window and a central heating radiator.

Bedroom Two

11' 7" x 10' 1" (3.53m x 3.07m)

A double room with a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 7" to wardrobes x 13' 1" (2.92m to wardrobes x 3.99m)

A double room with a front facing double glazed window, mirror fronted wardrobes and a central heating radiator.

Bedroom Four

7' 10" x 8' 8" (2.39m x 2.64m)

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

Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is a rear facing obscure double glazed window, a central heating radiator and tiling to the walls and floor.

Bathroom

Fitted with a WC, a wash hand basin and a bath with shower over and shower screen. There is a front facing obscure double glazed window, complementary tiling, a chrome heated towel rail and a useful storage cupboard.

Outside

The property occupies a generous corner plot with enclosed gardens to the front which extends to the side and an enclosed lawned garden with patio area to the rear. To the rear of the property is a block paved driveway providing off road parking which leads to the brick built detached garage which has an up and over door and a courtesy door to the garden.



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welcome to

Lyndale Avenue, Edenthorpe Doncaster

- GUIDE PRICE £270,000-£280,000
- SITTING ROOM
- SPACIOUS LOUNGE/ DINING ROOM
- DINING KITCHEN
- UTILITY ROOM

Tenure: Freehold EPC Rating: D

guide price

£270,000-£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR117491 - 0003

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