

Granby Crescent, Bennetthorpe Doncaster



welcome to

Granby Crescent, Bennetthorpe Doncaster

This spacious three bedroom semi-detached family home is situated in the highly sought after area of Bennethorpe and is ideal for a growing family or investor. With a superb range of family living space, off road parking and a generous enclosed rear garden. Available with no onward chain.













Entrance Hall

With a front facing sealed unit door. There is laminate flooring, stairs which rise to the first floor landing with paneling features and a central heating radiator.

Lounge

15' 4" into bay window x 11' 1" (4.67m into bay window x 3.38m)

An attractive lounge with a front facing bay fronted double glazed window. The focal point of the room is the gas living flame fire. There is a central heating radiator and laminate flooring throughout.

Dining Room

14' 11" into bay x 10' 7" (4.55m into bay x 3.23m) A second reception room with rear facing French doors leading to the rear garden. There is laminate flooring and a central heating radiator.

Breakfast Room

9' 2" x 5' 5" (2.79m x 1.65m)

Formerly the kitchen this is the ideal space for a dining table and chairs. There are two built-in cupboards providing a range of additional storage with a pantry underneath the stairs. There is a central heating radiator, a feature chimney breast and access through to the kitchen.

Kitchen

11' 8" x 7' 9" (3.56m x 2.36m)

A spacious modern kitchen which is fitted with a range of contemporary wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has complimentary splashback tiling, a four ring gas hob with an extractor fan above, an electric oven and grill, plumbing for a washing machine and an area for a fridge and freezer. The room has a lot of natural light with windows to the side and rear elevation and a side door providing access to the rear garden.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

15' 9" \times 10' 11" into chimney breast ($4.80 \text{m} \times 3.33 \text{m}$ into chimney breast)

A double room with a front facing bay fronted double glazed window. There is a central heating radiator and a decorative feature fireplace and surround.

Bedroom Two

12' 4" x 10' 9" max (3.76m x 3.28m max)

A double room with a rear facing double glazed window outlooking onto the substantial rear garden. There is a central heating radiator and a built-in wardrobe providing additional hanging and storage space.

Bedroom Three

7' 1" x 6' 3" (2.16m x 1.91m)

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

Family Bathroom

Fitted with a WC, a wash hand basin and a paneled bath with mixer tap and a shower over. There is tiling to the walls, a central heating radiator and an airing cupboard which houses an enclosed wall mounted boiler. With side and rear facing double glazed windows providing an abundance of natural light.

Outside

The property occupies a generous plot, to the front there is a hard standing driveway which extends to a graveled front garden providing off road parking. To the side there are gates which lead to the rear garden. To the rear of the property there is a substantial rear garden which is mainly laid to lawn with patio area, an outbuilding and a rear garden workshop.





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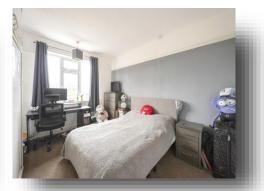
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- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- KITCHEN WITH BREAKFAST ROOM
- BAY FRONTED LOUNGE AND DINING ROOM
- AMPLE OFF ROAD PARKING
- STUNNING SUBSTANTIAL REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

£200,000







Bennetthorpe

Map data ©2022

Please note the marker reflects the postcode not the actual property

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