



**Granby Crescent, Bennetthorpe Doncaster**

**welcome to**

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This spacious three bedroom semi-detached family home is situated in the highly sought after area of Bennetthorpe 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" x 10' 11" into chimney breast ( 4.80m x 3.33m 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 overlooking 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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## Granby Crescent, Bennetthorpe Doncaster

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR118370 - 0003

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