



**Tennyson Avenue, Sprotbrough Doncaster**



**welcome to**

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Situated in this sought after location of Sportbrough is this spacious and extended three bedroom with occasional loft space semi detached home which is ideal for growing or extended families. The property benefits from having a spacious kitchen diner, ample bathroom and a generous rear garden.



### **Entrance Hall**

Accessed through a front facing sealed unit door. There is a central heating radiator and stairs which rise to the first floor landing.

### **Lounge**

12' 1" x 11' 2" ( 3.68m x 3.40m )

A spacious lounge with a front facing bay double glazed window, a central heating radiator and double doors which give access to the dining room. The focal point of the room is the electric feature fireplace with surround.

### **Dining Room**

13' 2" x 11' 7" ( 4.01m x 3.53m )

With rear facing French doors which give access to the rear garden. There is a raised floor area and an open arch way which gives access to the kitchen.

### **Kitchen Diner**

18' 7" x 9' 5" ( 5.66m x 2.87m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is a gas hob with extractor hood above, an electric oven, plumbing for a washing machine and space for a fridgefreezer. There is area for a dining table and chairs, a central heating radiator, rear and side facing double glazed windows and a side facing door which gives access to the rear garden.

### **First Floor Landing**

There is a side facing window and stairs which give access to the occasional loft space.

### **Bedroom One**

11' 1" x 10' 11" ( 3.38m x 3.33m )

There is a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

11' 1" x 9' 9" ( 3.38m x 2.97m )

With a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

### **Bedroom Three**

7' 3" x 7' 3" ( 2.21m x 2.21m )

There is a front facing double glazed window and a central heating radiator.

### **Bathroom**

A good sized bathroom fitted with a W.C, a wash hand basin and a feature free standing bath. There is a central heating radiator and a side facing double glazed window.

### **Occasional Loft Space**

12' 2" x 11' 10" ( 3.71m x 3.61m )

With a rear facing double glazed window and useful storage to the eaves.

### **Outside**

To the front of the property is a low maintenance garden currently being used for off road parking with a gate to the side which gives access to the rear of the property. To the rear of the property is a generous enclosed lawned garden.



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## Tennyson Avenue, Sprotbrough Doncaster

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- OCCASIONAL LOFT SPACE
- SOUGHT AFTER LOCATION
- SPACIOUS KITCHEN DINER
- LOUNGE

Tenure: Freehold EPC Rating: D

offers over

**£200,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
DCR121254 - 0005

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