



Minster Close, Cantley Doncaster



welcome to

Minster Close, Cantley Doncaster

GUIDE PRICE £260,000 - £270,000. This impressive three bedroom detached home is situated in the popular location of Cantley on a corner plot position with close links to local amenities and transport links. The property benefits from having a spacious lounge, landscaped rear garden



Entrance Hall

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

Downstairs W.C

Fitted with a WC and a wash hand basin. There is a side facing obscure double glazed window and a central heating radiator.

Lounge

16' 1" max x 12' 9" (4.90m max x 3.89m)

With a front facing double glazed window, a central heating radiator and double doors which give access to the kitchen diner.

Kitchen Diner

10' 4" max x 21' 10" (3.15m max x 6.65m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring electric hob with cooker hood above, double electric oven and grill, integrated microwave dishwasher and fridge. There is an area for a dining table and chairs, a central heating radiator, a rear facing double glazed window and rear facing French doors which give access to the rear garden.

First Floor Landing

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

Bedroom One

13' 2" max x 9' 7" (4.01m max x 2.92m)

A double room with a rear facing double glazed window, a central heating radiator and fitted wardrobes to provide a range of hanging and storage space.

Bedroom Two

12' 1" x 10' 1" max (3.68m x 3.07m max)

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

Bedroom Three

12' 9" x 8' 7" (3.89m x 2.62m)

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

Bathroom

Fitted with a WC, a wash hand basin, a panelled bath and a separate shower unit. There is wall to floor tiling, a central heating radiator and a side facing obscure double glazed window.

Outside

To the front and side of the property are wrapped around gardens and a variety of mature shrubs and plants to the borders. There is a block paved driveway to provide ample off road parking and in turn leads to the garage. To the rear of the property is a south east facing generous garden with a variety of plants and hedging to the perimeter to provide privacy. There is a patio area.

Garage

19' 4" x 9' (5.89m x 2.74m)

With an up and over door, a rear facing double glazed window and additional side access. There is plumbing and space for a washing machine and tumble dryer along with a sink.



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- GUIDE PRICE £260,000 - £270,000
- THREE BEDROOM DETACHED HOME POPULAR LOCATION
- POPULAR LOCATION
- SPACIOUS FAMILY LIVING THROUGHOUT
- WELL PRESENTED KITCHEN DINER

Tenure: Freehold EPC Rating: C

guide price

£260,000 - £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122030 - 0007

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