

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 though 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" \times 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 HOMEPOPULAR LOCATION
- POPULAR LOCATION
- SPACIOUS FAMILY LIVING THROUGHOUT
- WELL PRESENTED KITCHEN DINER

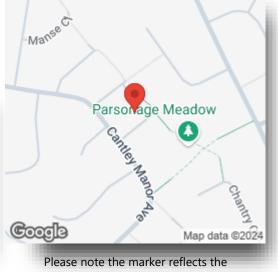
Tenure: Freehold EPC Rating: C

guide price

£260,000 - £270,000







postcode not the actual property

The Property Ombudsman

Property Ref: DCR122030 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX



williamhbrown.co.uk