



**Nutwell Lane, Armthorpe Doncaster**

**welcome to**

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GUIDE PRICE £200,000-£210,000. Situated in this sought after location of Armthorpe is this recently refurbished fabulous and extended two double bedroom semi-detached bungalow which is located close to local amenities and transport links. The property comes to the market with no onward chain!



### **Entrance Hall**

Accessed through a side facing sealed unit door. There is a central heating radiator and engineered oak flooring.

### **Open Plan Lounge Diner**

26' 5" x 16' 5" ( 8.05m x 5.00m )

### **Lounge**

A good size lounge with engineered oak flooring and a central heating radiator. The lounge is open plan to the dining room.

### **Dining Area**

With a rear facing double glazed window and a rear facing sealed unit door which gives access to the rear garden. There is a central heating, engineered oak flooring and area for a dining table and chairs.

### **Kitchen**

9' x 7' 6" ( 2.74m x 2.29m )

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with extractor hood above, an electric oven, space for a fridge-freezer and plumbing for a washing machine, tumble dryer and dishwasher. There is tiling to the floor and a side facing double glazed window.

### **Bedroom One**

16' 4" x 8' 4" ( 4.98m x 2.54m )

A double room with a front facing double glazed window, engineered oak flooring and a central heating radiator.

### **Bedroom Two**

13' 2" x 9' 1" ( 4.01m x 2.77m )

A double room with a front facing double glazed window, engineered oak flooring and a central heating radiator.

### **Shower Room**

Fitted with a WC, a wash hand basin and a walk in shower. There is a central heating radiator, aqua boarding and a side facing obscure double glazed window

### **Outside**

To the front of the property is has been pebbled to provide a driveway for ample off road parking for several vehicles and in turn leads to the garage. To the rear of the property is a lawned garden with patio area.

### **Detached Garage**

14' 9" x 9' 2" ( 4.50m x 2.79m )

There is a roller shutter door, light and power.



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## Nutwell Lane, Armthorpe Doncaster

- GUIDE PRICE £200,000-£210,000.
- TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- RECENTLY REFURBISHED AND EXTENDED
- MODERN KITCHEN
- SHOWER ROOM

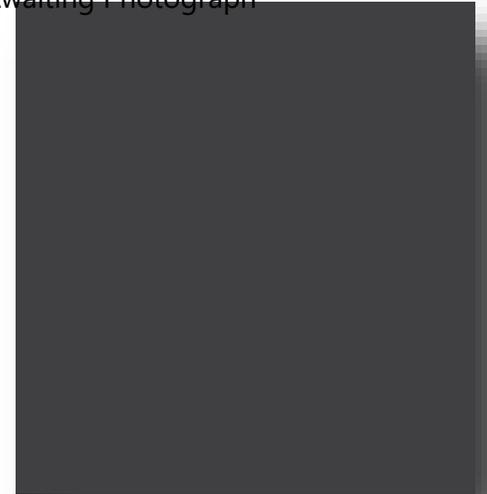
Tenure: Freehold EPC Rating: D

guide price

**£200,000-£210,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR118484 - 0005

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