



Nutwell Lane, Armthorpe Doncaster

welcome to

Nutwell Lane, Armthorpe Doncaster

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.



view this property online williamhbrown.co.uk/Property/DCR118484



welcome to

Nutwell Lane, Armthorpe Doncaster

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

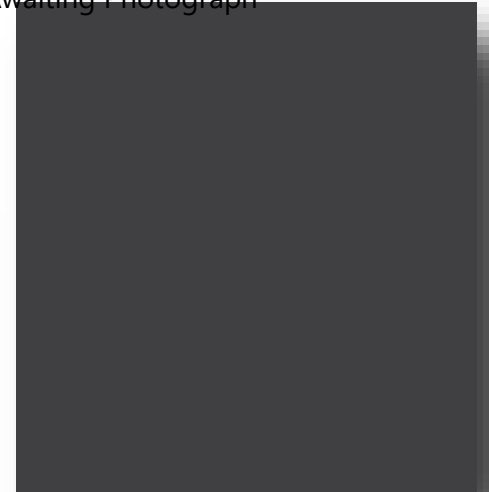
Tenure: Freehold EPC Rating: D

guide price

£200,000-£210,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR118484



Property Ref:
DCR118484 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk