



**Goodison Boulevard, Cantley Doncaster**



**welcome to**

**Goodison Boulevard, Cantley Doncaster**

This spacious well-presented three bedroom detached family home is situated in this sought after location close to local amenities, schools and transport links. The property benefits from a generous enclosed rear garden, a driveway and garage.



### **Entrance Hall**

With a front facing double glazed door with an obscure double glazed side panel. There is tiled flooring, coving to the ceiling and stairs which rise to the first floor landing.

### **Lounge**

21' 10" x 11' ( 6.65m x 3.35m )

A spacious dual aspect lounge with a front facing double glazed bowed window and rear facing double glazed sliding doors to the patio and garden beyond. There is a feature fireplace housing the gas fire, an air conditioning unit and two central heating radiators.

### **Dining Room**

With front and side facing double glazed windows, tiled flooring and a central heating radiator.

### **Kitchen**

11' 7" x 9' 1" ( 3.53m x 2.77m )

With a rear facing double glazed window and a rear facing door giving access to the rear garden. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a five ring gas hob with glass splashback and extractor above and an electric oven. There is tiling to the walls, a cupboard housing the central heating boiler and a useful built-in storage cupboard.

### **First Floor Landing**

With access to the loft, coving to the ceiling and a built-in storage cupboard.

### **Bedroom One**

12' 8" max x 12' 8" max ( 3.86m max x 3.86m max )

With a front facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes providing a range of hanging and storage space.

### **Bedroom Two**

12' 8" x 8' 6" ( 3.86m x 2.59m )

With a front facing double glazed window, a central heating radiator and a built-in cupboard.

### **Bedroom Three**

11' 11" max x 8' 11" max ( 3.63m max x 2.72m max )

With a rear facing double glazed window, a central heating radiator and a built-in cupboard.

### **Bathroom**

Recently renovated to a high standard and fitted with a WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is wall to floor tiling, an extractor fan, a heated towel rail and a rear facing obscure double glazed window.

### **Separate W.C.**

Fitted with a WC and a wash hand basin with mixer tap. There is wall to floor tiling.

### **Outside**

To the front of the property there is a lawned garden with decorative borders and a mature tree. There are double gates behind which is a driveway providing off road parking and in-turn leads to the garage. To the rear of the property there is a generous enclosed lawned garden with patio area, mature trees, green house, outside tap and security lighting.

### **Garage**

With an up and over door, power and light. There is a built-in storage cupboard and a courtesy door to the store area.

### **Store**

Situated to the rear of the garage with a side facing door to the rear garden and rear facing sliding doors.



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## Goodison Boulevard, Cantley Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS DUAL ASPECT LOUNGE
- SEPARATE DINING ROOM
- MODERN KITCHEN
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

**£245,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR115985 - 0003

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