



**Park Lane, Bessacarr Doncaster**



**welcome to**

**Park Lane, Bessacarr Doncaster**

This spacious well-presented two bedroom detached bungalow is situated on a generous plot in this sought after location with gardens to front, side and rear, off road parking and garage.



### **Entrance Hall**

With a front facing sealed unit door, a central heating radiator, access to the loft and coving to the ceiling.

### **Lounge**

15' 1" max x 19' 11" max ( 4.60m max x 6.07m max )

With a front facing double glazed bay window, coving to the ceiling, two wall light points and rear facing French door which give access to the rear garden. The focal point of the room is the feature fireplace with marble style back and a hearth which houses the gas living flame fire.

### **Dining Kitchen**

14' 5" x 12' 2" max ( 4.39m x 3.71m max )

With rear and side facing double glazed windows. Fitted with a range of 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 splashback and extractor above, an electric oven, plumbing for a washing machine, space for a tumble dryer and fridge-freezer. There is complimentary tiling, downlights to the ceiling, space for a dining table and chairs and a door which gives access to the utility room.

### **Utility Room**

5' 8" x 8' 2" ( 1.73m x 2.49m )

With a side facing double glazed window and a side facing door to the rear garden. Fitted with base units and work surfaces.

### **Bedroom One**

12' 2" x 14' 5" ( 3.71m x 4.39m )

With a front facing double glazed bay window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Two**

10' 11" x 8' 11" ( 3.33m x 2.72m )

With a side facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### **Shower Room**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a double shower cubicle with shower. There is tiling to the walls and floor, a chrome heated towel rail, coving to the ceiling and a built-in storage cupboard housing the central heating boiler.

### **Outside**

The front of the property has been block paved to provide ample off road parking and ease of maintenance which leads to the garage. There is a garden to the side which has been pebbled. To the rear of the property there is an enclosed mainly laid to lawn garden with patio area and an abundance of shrubs and plants to the borders.

### **Garage**

With an up and over door.



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## Park Lane, Bessacarr Doncaster

- GOOD SIZED LOUNGE WITH GARDEN VIEWS
- SPACIOUS DINING KITCHEN
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- BATHROOM
- POPULAR LOCATION

Tenure: Freehold EPC Rating: Awaiting

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR121915 - 0002

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