

**Limbreck Court, Bentley DONCASTER** 

## welcome to

## **Limbreck Court, Bentley DONCASTER**

Situated on a corner plot position in this popular location of Bentley is this three bedroom detached bungalow which offers off road parking with a driveway and garage. The property is located close to local amenities and transport links and comes to the market with no onward chain!













#### **Entrance Porch**

Accessed through a front facing sealed unit door. There is tiling to the floor.

#### **Entrance Hall**

There is tiling to the floor, a central heating radiator, loft access and a useful storage cupboard.

#### Kitchen

7' 11" x 12' (2.41m x 3.66m)

Fitted with a range of wall and base units with coordinating work surfaces housing the four ring electric hob and the sink and drainer with mixer tap. The kitchen has a cooker hood, an electric oven and grill, plumbing for a washing machine and space for a fridgefreezer. There is tiling to the floor, a central heating radiator, the wall mounted boiler and area for a dining table and chairs. With side and rear facing double glazed windows and a rear facing door which gives access to the rear garden.

## **Lounge Diner**

11' x 20' 9" ( 3.35m x 6.32m )

With a side facing double glazed window and rear facing patio doors which give access to the conservatory. There is laminate flooring, a central heating radiator and a gas feature fireplace as the focal point of the room.

## Conservatory

14' 1" x 11' (4.29m x 3.35m)

With rear and side facing double glazed windows and side facing French doors which give access to the rear garden. There is laminate flooring.

## **Bedroom One**

13' 6" x 8' 10" ( 4.11m x 2.69m )

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

## **Bedroom Two**

11' x 9' (3.35m x 2.74m)

With a front facing double glazed window, a central heating radiator and laminate flooring.

#### **Bedroom Three**

10' 2" x 7' (3.10m x 2.13m) With a side facing double glazed window and central heating radiator.

#### **Shower Room**

Fitted with a WC, a wash hand basin and shower cubicle with shower. There is partial tiling to the walls, a central heating radiator and a side facing obscure double glazed window.

#### Outside

To the front of the property is a paved garden with a driveway to provide ample off road parking an din turn leads to the garage. To the rear of the property is a paved garden with patio areas and open field views. There is a variety of mature shrubs and pants to the borders.

### Garage

17' 8" x 7' (5.38m x 2.13m) With an up and over door.





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# **Limbreck Court, Bentley DONCASTER**

- GUIDE PRICE £190,000-£200,000
- **CORNER PLOT POSITION**
- THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE DINER, CONSERVATORY
- SHOWER ROOM

Tenure: Freehold EPC Rating: D

quide price

£190,000-£200,000







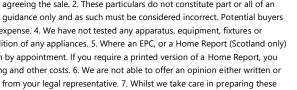
Bentley Health Co Bentley My Place 🔝 (Youth Hub) Bentley Park Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

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