



**Stone Font Grove, Cantley Doncaster**



**welcome to**

**Stone Font Grove, Cantley Doncaster**

This three bedroom detached family home is tucked away on a cul-de-sac location situated on a corner plot with off road parking by a drive and garage. The property has two reception rooms, a utility room, ground floor WC and is available with no onward chain.



### **Entrance Hall**

With a front facing exterior door, a central heating radiator and stairs which rise to the first floor landing.

### **Ground Floor W.C.**

Fitted with a WC, a corner wash hand basin and a front facing obscure double glazed window.

### **Kitchen**

10' 8" x 8' 7" ( 3.25m x 2.62m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with a cooker hood above, an electric oven and grill and space for a fridge and freezer. There is a rear facing double glazed window and access through to the utility room.

### **Lounge**

13' 4" x 11' 10" into recess ( 4.06m x 3.61m into recess )

With a front facing double glazed window, a central heating radiator, coving to the ceiling, a gas feature fireplace and access through to the dining room.

### **Dining Room**

10' 8" x 9' 1" ( 3.25m x 2.77m )

With rear facing patio doors through to the conservatory, a central heating radiator and coving to the ceiling.

### **Conservatory**

13' 7" x 11' 11" ( 4.14m x 3.63m )

With side and rear facing double glazed windows, rear facing French doors and tiled flooring.

### **Utility Room**

8' 6" x 8' 9" ( 2.59m x 2.67m )

With a rear facing exterior door and a rear facing double glazed window. There is a wall mounted boiler, plumbing for a washing machine and dishwasher and an additional range of fitted wall and base units.

### **First Floor Landing**

With a side facing double glazed window and storage cupboard.

### **Bedroom One**

12' 9" x 11' 8" ( 3.89m x 3.56m )

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

### **Bedroom Two**

11' 9" x 11' 8" ( 3.58m x 3.56m )

With a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

9' 11" x 7' 7" ( 3.02m x 2.31m )

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a bath with shower over. There is a central heating radiator, partial tiling to the walls and a rear facing obscure double glazed window.

### **Outside**

Situated on a corner plot on a cul-de-sac location. To the front there is a block paved driveway which in-turn provides off road parking and leads to the garage with a variety of mature shrubs and plants to the side. To the rear of the property there is a lawned garden with patio area and a variety of mature shrubs and plants with fencing to the perimeter. There are views of the playing fields to the perimeter.

### **Garage**

16' 10" x 9' ( 5.13m x 2.74m )

With an up and over door.



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## Stone Font Grove, Cantley Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- PRICED TO ALLOW FOR MODERNISATION
- DRIVEWAY AND GARAGE
- SITUATED ON A CORNER PLOT
- LOUNGE AND DINING ROOM

Tenure: Freehold EPC Rating: D

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122376 - 0004

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