



**Dominion Road, Scawthorpe Doncaster**





**welcome to**

**Dominion Road, Scawthorpe Doncaster**

GUIDE PRICE £240,000-£250,000. this fabulous, well-presented spacious family home is situated in this sought after location and is ideal for a growing family. The property is situated close to local amenities and transport links



### **Entrance Hall**

With a front facing door, a central heating radiator, tiled flooring, stairs which rise to the first floor landing and a side facing double glazed window.

### **Downstairs W.C.**

Fitted with a WC, a wash hand basin with splashback tiling, a central heating radiator and tiled flooring.

### **Lounge**

13' 1" max x 13' 2" max ( 3.99m max x 4.01m max )

A spacious lounge with a front facing double glazed window and a central heating radiator.

### **Dining Kitchen**

18' 2" x 9' 4" ( 5.54m x 2.84m )

With a rear facing double glazed window and French doors giving access to the rear garden. Fitted with a modern 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 an electric hob with stainless steel splashback and extractor above, an electric oven and an integrated dishwasher and fridge. There is a central heating radiator, downlights to the ceiling and tiled flooring.

### **Utility Room**

5' 6" x 7' 7" ( 1.68m x 2.31m )

With a side facing sealed unit door. There are work surfaces beneath which is plumbing for a washing machine and space for a dryer. There is a central heating radiator, tiled flooring, downlights to the ceiling and a cupboard housing the gas central heating boiler.

### **First Floor Landing**

With a side facing double glazed window, a useful storage cupboard and access to the loft.

### **Bedroom One**

13' to recess x 10' 8" max ( 3.96m to recess x 3.25m max )

With a front facing double glazed window and a central heating radiator. A door gives access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is a front facing obscure double glazed window, downlights to the ceiling, a central heating radiator and tiled flooring.

### **Bedroom Two**

9' 8" x 9' 3" ( 2.95m x 2.82m )

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

### **Bedroom Three**

8' 9" x 9' 6" ( 2.67m x 2.90m )

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

### **Bathroom**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin with mixer tap and a panelled bath. There is partial tiling to the walls, a central heating radiator, extractor fan and downlights to the ceiling.

### **Outside**

The property is situated on a corner plot with an open plan lawned garden to the front and a good sized enclosed lawned garden to the rear with patio area and a courtesy door to the garage. The garage is situated to the rear.

### **Garage**

With an up and over door and courtesy door to the garden.



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## Dominion Road, Scawthorpe Doncaster

- THREE BEDROOM DETACHED HOME
- SPACIOUS LOUNGE
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£240,000-£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122431 - 0002

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