



**Flockton Lane, Askern Doncaster**



**welcome to**

**Flockton Lane, Askern Doncaster**

GUIDE PRICE £185,000-£190,000. This fabulous spacious end-townhouse is situated in this popular location and has open plan living to the ground floor, a good sized enclosed garden and a garage which has been converted to storage with home office to the rear. Viewing essential!!



### **Entrance Hall**

With a front facing composite door, a central heating radiator and access to the open plan living dining kitchen.

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

Fitted with a WC, a wash hand basin with mixer tap, splashback tiling, a central heating radiator and a front facing obscure double glazed window.

### **Living Dining Kitchen**

27' max x 19' max ( 8.23m max x 5.79m max )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with splashback and cooker hood above, an electric oven and grill and an integrated washing machine, dishwasher and fridge-freezer. There is complimentary tiling, two central heating radiators and a front facing double glazed window. To the lounge dining area there is a useful storage cupboard, ample space for a dining table and chairs, stairs which rise to the first floor landing, a rear facing double glazed window and rear facing French doors which give access to the rear garden.

### **First Floor Landing**

With an airing cupboard and a central heating radiator.

### **Bedroom One**

13' 5" x 10' 6" ( 4.09m x 3.20m )

A double room with a rear facing double glazed window, a central heating radiator, access to the loft and 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 complimentary tiling and a central heating radiator.

### **Bedroom Two**

10' 6" x 10' 6" ( 3.20m x 3.20m )

A double room with a front facing double glazed window, a central heating radiator, a TV aerial point and wardrobes providing hanging and storage space.

### **Bedroom Three**

11' 8" x 8' 2" ( 3.56m x 2.49m )

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

### **Bathroom**

Fitted with a WC, a wash hand basin with mixer tap and a panelled bath with mixer tap. There is a front facing obscure double glazed window, a central heating radiator and complimentary tiling.

### **Outside**

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and leads to the store. To the rear of the property there is a good sized mainly laid to lawn garden with an extensive patio area, raised borders and an outside tap.

### **Store / Home Office**

Previously the garage with an up and over door. The garage has been converted to create storage to the front and a home office to the rear.



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## Flockton Lane, Askern Doncaster

- GUIDE PRICE £185,000-£190,000
- OPEN PLAN LIVING DINING KITCHEN WITH INTEGRATED APPLIANCES
- THREE DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: B

guide price

**£185,000-£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122634 - 0002

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