



Brecks Lane, Kirk Sandall Doncaster

welcome to

Brecks Lane, Kirk Sandall Doncaster

GUIDE PRICE £240,000-£250,000. This impressive four bedroom semi-detached corner plot family home provides a range of off road parking and generous front, side and rear gardens. Benefiting from two reception rooms, a spacious kitchen, first floor bathroom and a ground floor shower room.



Entrance Hall

With a side facing composite door with a stormed porch, stairs which rise to the first floor landing, luxury vinyl flooring, a central heating radiator and useful understairs storage.

Ground Floor Shower Room

Fitted with a low flush WC, a wash hand basin on a vanity unit and a shower cubicle with shower. There is tiled flooring, downlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

Dining Room

10' 5" plus bay x 12' 3" (3.17m plus bay x 3.73m)

With a seated front facing double glazed bay window, a central heating radiator and area for a dining table and chairs.

Lounge

11' 11" x 14' (3.63m x 4.27m)

With a front facing double glazed window, luxury vinyl flooring, a TV media feature wall, a central heating radiator and a multi fuel log burning stove as the focal point of the room.

Kitchen

15' 9" x 8' 9" (4.80m x 2.67m)

Fitted with a contemporary range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a gas Rangemaster cooker with cooker hood above, plumbing for a washing machine and dishwasher and space for a fridge and freezer. There is complimentary splashback tiling, tiled flooring, two rear facing double glazed windows and a rear facing door providing access to the rear garden. There is a useful utility and storage space.

First Floor Landing

Bedroom One

14' x 11' 11" max (4.27m x 3.63m max)

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

Bedroom Two

12' 4" x 10' 5" (3.76m x 3.17m)

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

Bedroom Three

10' 8" plus recess x 8' 9" (3.25m plus recess x 2.67m)

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

Bedroom Four

8' 11" x 8' 11" max (2.72m x 2.72m max)

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

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a corner bath. There is tiling to the walls and floor, downlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

Outside

Situated on an impressive corner plot with a mainly laid to lawn extensive front garden with a variety of mature shrubs. There is a gravelled side and an extensive block paved drive providing ample off road parking whilst to the rear of the property there is a mainly laid to lawn rear garden with paved patio area and a variety of mature shrubs and plants. There is a screened gazebo area ideal for outdoor entertaining.

Garage

With an up and over door and a courtesy door to the side.



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- GUIDE PRICE £240,000-£250,000
- SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- CORNER POSITION WITH FRONT, SIDE AND REAR GARDENS
- AMPLE OFF ROAD PARKING AND GARAGE
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

guide price

£240,000-£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122618 - 0002

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)