



**St. Pauls Parade, Scawsby Doncaster**



**welcome to**

**St. Pauls Parade, Scawsby Doncaster**

GUIDE PRICE £200,000-£210,000. Situated in this popular location of Scawsby is this well presented three bedroom semi detached property. The property benefits from having an open plan kitchen diner with snug area, off road parking to the front and rear garden.



### **Entrance Hall**

Accessed through a front facing exterior door. There is a central heating radiator and stairs which rise to the first floor landing.

### **Lounge**

16' 4" x 11' 6" max ( 4.98m x 3.51m max )

A front aspect lounge with a front facing double glazed window, two central heating radiators and a gas feature fireplace as the focal point of the room.

### **Kitchen Diner**

15' x 14' 11" ( 4.57m x 4.55m )

Fitted with a range of wooden wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a gas cooker point with cooker hood above and a built in fridge and freezer. There is a pantry which is ideal for storage, two central heating radiators, laminate flooring and area for a dining table and chairs. With a rear facing double glazed window, access through to the utility room and to the snug area.

### **Snug Area**

With a side facing double glazed window and rear facing patio doors which gives access to the rear garden.

### **Utility Room**

7' 7" x 6' 9" ( 2.31m x 2.06m )

Fitted with base units which houses the sink and drainer with plumbing and space for a washing machine and tumble dryer. There is tiling to the floor, a rear facing double glazed window, a rear facing door which gives access to the rear garden and an additional door which gives access to the integral garage.

### **First Floor Landing**

There is a useful storage cupboard.

### **Bedroom One**

10' 10" x 15' 1" max ( 3.30m x 4.60m max )

A double room with a front facing double glazed window, coving to the ceiling and a central heating radiator. There are fitted sliding wardrobes ideal for hanging and storage space.

### **Bedroom Two**

10' 5" max x 8' 3" ( 3.17m max x 2.51m )

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

### **Bedroom Three**

10' 5" x 6' 7" ( 3.17m x 2.01m )

There is a rear facing double glazed window, a central heating radiator and coving to the ceiling.

### **Bathroom**

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

### **Outside**

To the front of the property is a low maintenance garden with a driveway to provide off road parking and in turn leads to the integral garage. To the rear of the property is a landscaped artificial lawned garden with a stone paved patio area and an outside tap.

### **Garage**

20' x 6' 10" ( 6.10m x 2.08m )

With an electric roller shutter door and an internal door which provides access to the utility room.



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## St. Pauls Parade, Scawsby Doncaster

- GUIDE PRICE £200,000-£210,000
- THREE BEDROOM SEMI DETACHED PROPERTY
- FRONT ASPECT LOUNGE
- A GOOD SIZE KITCHEN DINER WITH SNUG AREA
- BATHROOM & UTILITY ROOM

Tenure: Freehold EPC Rating: C

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122648 - 0005

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