



**Dentons Green Lane, Kirk Sandall Doncaster**



**welcome to**

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Situated in this sought after location of Kirk Sandall with close links to local amenities and transport links is this two double bedroom detached property. The property has been extended to provide spacious living accommodation throughout.



### **Lounge**

17' 7" x 13' ( 5.36m x 3.96m )

Accessed through a front facing sealed unit door.

With a front facing double glazed window, laminate flooring, a central heating radiator and stairs which rise to the first floor landing. There is a stone feature fireplace as the focal point of the room and open plan access through to the dining room.

### **Dining Room**

17' 6" x 8' 6" ( 5.33m x 2.59m )

With a side facing double glazed window. There is laminate flooring, a central heating radiator and area for a dining table and chairs.

### **Kitchen**

14' 5" max x 11' ( 4.39m max x 3.35m )

Fitted with a range of modern high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a five ring gas hob with cooker hood above, an integrated eye level electric oven and grill, space for a fridgefreezer, an integrated dishwasher and washing machine and coving to the ceiling. With a rear facing double glazed window, a door gives access to the lobby and rear facing French doors which give access to the rear garden.

### **Lobby**

With a side facing sealed unit door and access through to the ground floor W.C.

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

Fitted with a WC and a wash hand basin. There is tiling to the walls and floor, a central heating radiator and a side facing obscure double glazed window.

### **First Floor Landing**

With a side facing double glazed window and loft access.

### **Bedroom One**

17' 7" max x 10' 2" including wardrobes ( 5.36m max x 3.10m including wardrobes )

This room was previously two bedrooms and can be

converted back. A double room with two front facing double glazed windows, a central heating radiator and fitted wardrobes to provide a range of hanging and storage space.

### **Bedroom Two**

11' 10" to the recess x 10' ( 3.61m to the recess x 3.05m )

A double room with a rear facing double glazed window, a central heating radiator and fitted wardrobes to provide a range of hanging and storage space.

### **Wet Room**

With a rear facing double glazed window. Fitted with a WC, a wash hand basin and wet area with shower.

### **Outside**

To the front of the property is an enclosed garden with plants and shrubs to the borders. There is a driveway to provide ample off road parking and in-turn leads to the garage. To the rear of the property is an enclosed garden with patio area.

### **Garage**

With an up and over door.



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welcome to

## Dentons Green Lane, Kirk Sandall Doncaster

- DETACHED PROPERTY
- IDEAL FOR A YOUNG OR GROWING FAMILY
- TWO DOUBLE BEDROOM
- FORMALLY THREE BEDROOMS
- MODERN DINING KITCHEN

Tenure: Freehold EPC Rating: B

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122601 - 0005

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