



**Broomhouse Lane, Edlington Doncaster**

**welcome to**

**Broomhouse Lane, Edlington Doncaster**

GUIDE PRICE £150,000-£160,000. A fabulous spacious three bedroom semi-detached family home which is situated in the popular location of Edlington. The property benefits from an attractive lounge, a high gloss kitchen, conservatory and off road parking.



### **Entrance Hall**

With a front facing sealed unit door and tiled flooring.

### **Lounge**

16' 5" x 11' 7" ( 5.00m x 3.53m )

With a front facing double glazed window and rear facing French doors giving access to the conservatory. There is tiled flooring with under floor heating and two up-lighters.

### **Conservatory**

12' 9" x 9' 9" ( 3.89m x 2.97m )

With rear and side facing windows and side facing French doors giving access to the garden. There is tiled flooring with underfloor heating.

### **Dining Kitchen**

16' 2" x 11' 5" to recess ( 4.93m x 3.48m to recess )

With front and rear facing double glazed windows. Fitted with a range of black high gloss wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has space for white goods, space for a freestanding cooker, complimentary tiling, a central heating radiator and space for a dining table and chairs.

### **First Floor Landing**

With a rear facing double glazed window, a central heating radiator and access to the loft.

### **Bedroom One**

10' x 10' 6" ( 3.05m x 3.20m )

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

### **Bedroom Two**

14' 11" max x 8' 10" plus recess ( 4.55m max x 2.69m plus recess )

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

### **Bedroom Three**

8' 7" x 7' 9" ( 2.62m x 2.36m )

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

### **Bathroom**

Fitted with a modern white suite comprising of a WC, a wash hand basin fitted into a vanity unit and a P-shaped bath with mixer taps, shower over and screen. There is tiled flooring, a heated towel rail and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a block paved driveway providing off road parking whilst to the side side there is a shared driveway which leads to the rear additional parking space. To the rear of the property there is an enclosed block paved garden for ease of maintenance with a gate providing access to the side shared driveway.



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## Broomhouse Lane, Edlington Doncaster

- GUIDE PRICE £150,000-£160,000
- SPACIOUS ACCOMMODATION THROUGHOUT
- ATTRACTIVE LOUNGE
- CONSERVATORY
- MODERN HIGH GLOSS DINING KITCHEN

Tenure: Freehold EPC Rating: D

guide price

**£150,000-£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122800 - 0002

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**