

**Sycamore Grove, Cantley Doncaster** 

william h brown

## welcome to

# **Sycamore Grove, Cantley Doncaster**

Ideal for first time buyers or investors is this three bedroom mid-terraced property which is located in this popular location of Cantley close to local amenities, schools and transport links. The property has a spacious kitchen diner, front and rear gardens.













#### **Entrance Hall**

With a front facing obscure double glazed door and a front facing obscure double glazed window. There is a central heating radiator, stairs which rise to the first floor landing and coving to the ceiling.

#### Lounge

12' 8" max x 19' 7" ( 3.86m max x 5.97m )
A dual aspect lounge with front and rear facing double glazed windows and a gas fire.

#### **Kitchen Diner**

119' 7" max x 9' 11" max ( 36.45m max x 3.02m max ) A dual aspect kitchen diner with front and rear facing double glazed windows and a rear facing obscure double glazed door. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a freestanding electric cooker, a built-in pantry, two further built-in storage cupboards, tiled splashback and a central heating radiator.

#### **First Floor Landing**

With access to the loft and a built-in storage cupboard.

#### **Bedroom One**

12' 11" x 11' 3" ( 3.94m x 3.43m ) With a front facing double glazed window and a central heating radiator.

#### **Bedroom Two**

16' 1"  $\max$  x 8' 1"  $\max$  ( 4.90m  $\max$  x 2.46m  $\max$  ) With a rear facing double glazed window, a central heating radiator and a wall mounted boiler.

#### **Bedroom Three**

11' 3" x 6' 9" ( 3.43m x 2.06m )

With a front facing double glazed window, a built-in storage cupboard and a central heating radiator.

#### **Bathroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with shower over. There is splashback tiling.

#### Outside

To the front of the property there is an enclosed lawned garden with gate and pathway to the front entrance whilst to the rear of the property there is an enclosed hardstanding garden with lawned area, an outside tap and rear access gate.





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# **Sycamore Grove, Cantley Doncaster**

- THREE BEDROOM MID-TERRACED
- SPACIOUS KITCHEN DINER
- DUAL ASPECT LOUNGE
- FRONT AND REAR GARDENS
- POPULAR LOCATION

Tenure: Freehold EPC Rating: C

£110,000







Acacia Acacia Rd

Rhaple Ave

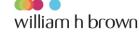
Please note the marker reflects the postcode not the actual property

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Property Ref: DCR122546 - 0003

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