

Rands Lane, Armthorpe Doncaster



welcome to

Rands Lane, Armthorpe Doncaster

this spacious three bedroom semi-detached family home benefits from a spacious rear garden, a workshop, garage and no onward chain! The property enjoys a spacious kitchen through diner, a rear porch, a spacious lounge and a driveway providing off road parking.













Entrance Hall

With a front facing exterior door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

11' 8" x 12' 7" max (3.56m x 3.84m max) With a front facing double glazed window and a central heating radiator.

Dining Area

10' 3" x 18' 11" (3.12m x 5.77m)

With a rear facing double glazed window and a side facing double glazed window. There is a central heating radiator and a useful understairs storage pantry which has a side facing double glazed window. There is open plan access through to the kitchen.

Kitchen

7' 5" x 8' (2.26m x 2.44m)

With a side facing double glazed window and a rear facing door which provides access to the rear porch. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with a cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer.

Rear Porch

5' 1" x 2' 10" ($1.55m \times 0.86m$) With rear and side facing double glazed windows and a rear facing composite door which provides access to the rear garden.

First Floor Landing

With a side facing double glazed window, a loft hatch and a useful storage cupboard which houses the wall mounted boiler.

Bedroom One

13' 1" max x 11' 9" max (3.99m max x 3.58m max) With a front facing double glazed window and a central heating radiator.

Bedroom Two

11' 9" max x 9' 5" (3.58m max x 2.87m) With a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 3" x 8' 11" ($2.82m \times 2.72m$) With a front facing double glazed window, a central heating radiator and a built-in storage cupboard.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit and a panelled bath. There is tiling to the walls, a central heating radiator, side and rear facing obscure double glazed windows.

Outside

To the front of the property there is a brick boundary wall with a privet hedge and gates which in-turn lead to the driveway. A further side gate gives access to the rear garden where there is a generous West facing lawned garden with extensive patio, access to the garage and a rear workshop.

Garage

21' x $\overline{10}$ ' 5" ($6.40m \times 3.17m$) With an up and over door, pit, a side facing single glazed window and side facing door to the rear garden.





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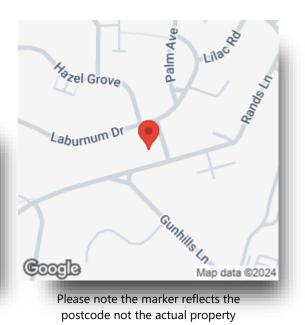
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- OPEN PLAN DINING KITCHEN AREA
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: E

£170,000







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