



Brecks Lane, Kirk Sandall Doncaster



welcome to

Brecks Lane, Kirk Sandall Doncaster

A fabulous well-presented and upgraded three bedroom detached family home situated in this popular location close to a host of local amenities and transport links. The property has a driveway providing off road parking, a garage and an enclosed lawned rear garden.



Entrance Hall

With a front facing sealed unit door, panelling to dado height, high gloss tiled flooring and downlights to the ceiling.

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

With a front facing double glazed window, a feature TV media wall, a central heating radiator and tiled flooring which extends to the dining kitchen.

Dining Kitchen

17' 4" x 8' 8" (5.28m x 2.64m)

With a side facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a professional style cooker with an electric hob and a double oven and grill, an integrated fridge-freezer and housing for a washing machine. There is tiled flooring, downlights to the ceiling and a cupboard housing the gas central heating boiler.

First Floor Landing

With a side facing double glazed window.

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)

With a front facing double glazed window, a central heating radiator and downlights to the ceiling.

Bedroom Two

10' 4" x 10' 3" (3.15m x 3.12m)

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

Bedroom Three

7' 5" x 6' 6" including bulk head for stairs (2.26m x 1.98m including bulk head for stairs)

With a front facing double glazed window, a storage cupboard and downlights to the ceiling.

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a claw foot bath with mixer tap and shower attachment. There is a chrome heated towel rail, an extractor fan, downlights to the ceiling and tiling to the walls and floor.

Outside

To the front of the property there is a driveway providing off road parking which leads to the garage whilst to the rear of the property there is an enclosed artificial lawned garden with Indian stone patio.

Garage

With an up and over door.



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Brecks Lane, Kirk Sandall Doncaster

- LOUNGE OPEN PLAN TO DINING KITCHEN
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- THREE BEDROOMS
- BATHROOM
- RECENTLY REFURBISHED THROUGHOUT

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122666 - 0003

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