

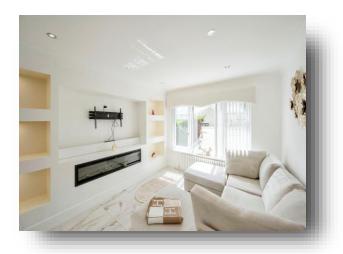
Brecks Lane, Kirk Sandall Doncaster

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.

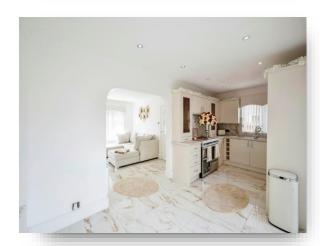












Entrance Hall

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 ($2.26m \times 1.98m$ 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.





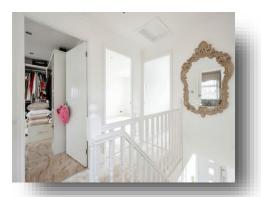
welcome to

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







Brecks Ln Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122666



Property Ref: DCR122666 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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