



Garden Lane, Cadeby Doncaster

welcome to

Garden Lane, Cadeby Doncaster

GUIDE PRICE £300,000-£325,000. This impressive four bedroom link-detached property benefits from having spacious living accommodation throughout and benefits from a lounge diner, characterful and period features. The property comes to the market with no onward chain!



Entrance Hall

Accessed through a front facing exterior door. There are stairs which rise to the first floor landing.

Open Plan Lounge Diner Lounge

15' 9" x 15' 1" plus recess (4.80m x 4.60m plus recess)
With a front facing double glazed window. There is coving to the ceiling, a central heating radiator, laminate flooring and access through to the open plan dining room.

Dining Room

9' 4" x 10' 10" (2.84m x 3.30m)
With rear facing French doors which gives access to the rear garden. There is wooden flooring and a central heating radiator.

Kitchen Diner

14' 3" x 8' 8" (4.34m x 2.64m)
Fitted with a range of wooden wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with a cooker hood above, a built in eye level oven, space for an undercounter fridgefreezer and plumbing for a washing machine. There is complimentary tiling, spotlights to the ceiling, a rear facing double glazed window and a side door which gives access to the rear garden.

Utility Space

4' 6" x 5' 3" (1.37m x 1.60m)
Fitted with base units with underneath storage. There is a central heating radiator.

First Floor Landing

There is a central heating radiator and loft access.

Bedroom One

13' 5" x 14' 2" max (4.09m x 4.32m max)
With a front facing double glazed window, a central heating radiator and fitted wardrobes ideal for hanging and storage space.

En Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls, a central heating radiator and a front facing obscure double glazed window.

Bedroom Two

11' 4" x 8' 5" (3.45m x 2.57m)
There is a rear facing double glazed window and a central heating radiator.

Bedroom Three

11' 5" x 7' 10" (3.48m x 2.39m)
With a rear facing double glazed window and a central heating radiator.

Bedroom Four

8' 5" x 8' 4" (2.57m x 2.54m)
There is a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin and a panelled bath. There is partial tiling to the walls, a central heating radiator and a side facing obscure double glazed window.

Outside

To the front of the property is a block paved garden with an arch way which provides access to the rear garden. To the rear of the property is a lawned garden with a raised block paved patio area with side gate to provide additional access. There is access to the garage.

Garage

15' 10" x 9' 2" (4.83m x 2.79m)
With an up and over door.

Additional Information

The vendors have made us aware that the property is serviced by oil fired central heating.



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Garden Lane, Cadeby Doncaster

- GUIDE PRICE £300,000-£325,000.
- SOUGHT AFTER VILLAGE LOCATION
- IDEAL FOR A GROWING FAMILY
- FOUR BEDROOM LINK-DETACHED PROPERTY
- OPEN PLAN LOUNGE DINER

Tenure: Freehold EPC Rating: D

guide price

£300,000-£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121113 - 0003

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