



**Rands Lane, Armthorpe Doncaster**

**welcome to**

**Rands Lane, Armthorpe Doncaster**

Situated in this sought after village location of Armthorpe with excellent links to local amenities, transport links is this well presented three bedroom detached bungalow. The property has been extended to provide spacious living accommodation throughout and is available with no onward chain!



### **Entrance Hall**

Accessed through a side facing door. There are featured panelled walls, a central heating radiator with cover, a built in storage cupboard and Karndean flooring. There is loft access.

### **Lounge**

22' 8" x 11' 4" ( 6.91m x 3.45m )

With two front facing bowed double glazed windows, two central heating radiators, coving to the ceiling and a feature fireplace with marble hearth.

### **Kitchen**

11' 9" x 8' 8" ( 3.58m x 2.64m )

Fitted with a range of wall and base units with coordinating granite work surfaces housing the Belfast sink and drainer with mixer tap. The kitchen has a five burner range oven with extractor hood above, integrated fridgefreezer and dishwasher. There is tiling to the floor.

### **Conservatory**

18' 4" x 10' 1" ( 5.59m x 3.07m )

With side and rear facing double glazed windows and rear facing French doors which gives access to the rear garden. There is Karndean flooring and a central heating radiator with cover.

### **Games Room**

22' 6" x 16' 10" ( 6.86m x 5.13m )

With rear facing double glazed bifolding doors which gives access to the decking area. There is a contemporary style radiator and Karndean flooring.

### **Bedroom One**

17' 1" x 8' 11" ( 5.21m x 2.72m )

With rear facing double glazed French doors which gives access to the hot tub area. There is featured panelled walls, a feature style radiator, coving to the ceiling and a decorative dado rail. There is access through to the dressing room.

### **Dressing Room**

10' 7" x 7' 2" ( 3.23m x 2.18m )

With fully fitted wardrobes ideal for hanging and storage space.

### **En Suite Bathroom**

Fitted with a WC, a wash hand basin and a bath. There is an extractor fan, tiling to the walls and floor and a front facing obscure double glazed window.

### **Bedroom Two**

12' x 9' 5" ( 3.66m x 2.87m )

With a side facing double glazed window, a central heating radiator with cover and fully fitted wardrobes ideal for hanging and storage space.

### **Bedroom Three**

10' 3" x 9' 8" ( 3.12m x 2.95m )

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

### **Shower Room**

Fitted with a WC, a wash hand basin, a walk in shower. There is tiling to the walls and floor and a side facing obscure double glazed window.

### **Outside**

To the front of the property is lawned area with a gated resin driveway to provide ample off road parking and privacy. To the rear of the property is a lawned garden with a raised decked area, trees and shrubs to the borders. There is a covered hot tub area, a seating area with a featured bar, a brick built garden room and a vegetable patch.

### **Garden Room**

With front facing double glazed French doors. Accessed through an additional door is a utility area with vinyl flooring, plumbing for a washing machine and tumble dryer.



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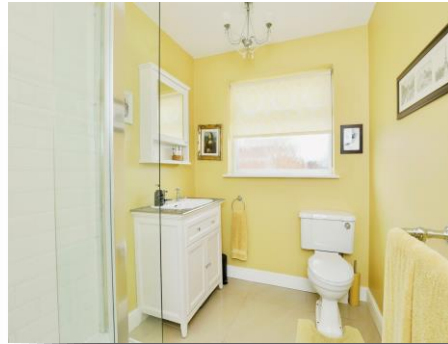
## Rands Lane, Armthorpe Doncaster

- IDEAL FOR A GROWING FAMILY
- THREE BEDROOM DETACHED BUNGALOW
- AVAILABLE WITH NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- GAMES ROOM WITH BIFOLDING DOORS

Tenure: Freehold EPC Rating: D

offers in the region of

**£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122959 - 0005

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](http://williamhbrown.co.uk)