



Ingleborough Drive, Sprotbrough DONCASTER



welcome to

Ingleborough Drive, Sprotbrough DONCASTER

This three bedroom extended semi-detached family home benefits from a home office/dressing room, a spacious kitchen diner, a bay fronted lounge and conservatory. The property has off road parking, car port and garage.



Entrance Hall

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

Lounge

14' 2" into bay x 12' 3" max (4.32m into bay x 3.73m max)
With a front facing bay fronted double glazed window, a central heating radiator, a gas feature fireplace, coving to the ceiling and double doors into the kitchen diner.

Kitchen Diner

11' 6" x 15' 5" (3.51m x 4.70m)

Fitted with a range of complimentary wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with extractor above, an integrated electric oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is coving to the ceiling, a central heating radiator, area for a focal dining table and chairs, a side facing double glazed window and rear facing French doors which provide access into the conservatory.

Conservatory

11' 1" x 8' 3" (3.38m x 2.51m)

With side facing double glazed windows and rear facing French doors which lead out to the rear garden.

First Floor Landing

Bedroom One

14' 2" x 9' 7" max (4.32m x 2.92m max)

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

Bedroom Two

11' 6" x 9' 5" max (3.51m x 2.87m max)

With a rear facing double glazed window, a built-in wardrobe, a central heating radiator and a loft hatch.

Home Office / Dressing Room

5' 6" x 8' 10" (1.68m x 2.69m)

A versatile room which could be used as a home office or dressing room with a front facing double glazed window and provides access to bedroom three.

Bedroom Three

12' 11" x 6' 11" (3.94m x 2.11m)

Accessed via the office with a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin, a panelled bath and a shower cubicle. There is partial tiling to the walls, two central heating radiators and a rear facing obscure double glazed window.

Outside

To the front of the property there is a brick boundary wall with a lawned front garden. There is a driveway which provides off road parking and in-turn leads to the car port which provides additional sheltered parking and in-turn leads to the garage.

To the rear of the property there is a concrete sectional patio area with a picket fence which continues to a generous lawned garden with mature shrubs and plants to the rear.

Garage

With an up and over door.



view this property online williamhbrown.co.uk/Property/DCR123109



welcome to

Ingleborough Drive, Sprotbrough DONCASTER

- THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- HOME OFFICE/DRESSING ROOM
- SPACIOUS KITCHEN DINER
- BAY FRONTED LOUNGE WITH REAR ASPECT CONSERVATORY
- CAR PORT AND GARAGE

Tenure: Freehold EPC Rating: E

offers in the region of

£190,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DCR123109](https://www.williambrown.co.uk/Property/DCR123109)



Property Ref:
DCR123109 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)