



**Manor Drive, Bennetthorpe Doncaster**



**welcome to**

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This three bedroom semi-detached family home is available with no onward chain and benefits from a breakfast kitchen diner, two further reception rooms, a shower room, ample off road parking by a driveway and garage.



### **Entrance Porch**

A tiled porch with access to the entrance hall.

### **Entrance Hall**

With stairs which rise to the first floor landing, panelling to the walls and a central heating radiator.

### **Lounge**

13' 11" into bay x 12' 6" into recess ( 4.24m into bay x 3.81m into recess )

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling, a gas feature fireplace as the focal point of the room. There are sliding doors giving access to the dining room.

### **Dining Room**

15' 3" into bay x 10' 6" max ( 4.65m into bay x 3.20m max )

With a rear facing double glazed bay window, a central heating radiator, decorative coving to the ceiling and a gas feature wall mounted fireplace as the focal point of the room.

### **Kitchen Diner**

23' 3" x 8' max ( 7.09m x 2.44m max )

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, space for a slimline dishwasher and space for a fridge and freezer. There is a useful pantry with shelving, a central heating radiator, two side facing double glazed windows, a side facing door which provides access to the driveway and a further door providing access to the rear garden. There is access to the utility room.

### **Utility Room**

4' 7" x 6' 9" ( 1.40m x 2.06m )

Fitted with work surfaces housing the stainless steel sink and drainer. There is plumbing for a washing machine, splashback tiling, tiled flooring, a central heating radiator and access through to the ground floor shower room.

### **Ground Floor Shower Room**

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a shower cubicle with shower. There is tiled flooring, a central heating radiator and a rear facing obscure double glazed window.

### **First Floor Landing**

With a side facing double glazed window, a wall mounted boiler and a loft hatch with ladders.

### **Bedroom One**

13' 8" into bay x 10' 7" into wardrobe ( 4.17m into bay x 3.23m into wardrobe )

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Two**

13' 5" x 10' 5" max ( 4.09m x 3.17m max )

With a rear facing double glazed window, a central heating radiator and insert space for wardrobes.

### **Bedroom Three**

8' x 7' 11" ( 2.44m x 2.41m )

With a front facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is a useful airing cupboard, two rear facing obscure double glazed windows, partial tiling to the walls and a bidet.

### **Outside**

To the front of the property there is a paved front patio with shrubs and plants to the side. There is a concrete driveway providing off road parking which in-turn leads to the garage.

To the rear of the property there is a concrete patio, an outside tap and a generous lawned garden with a variety of mature shrubs and plants to the borders.

### **Garage**

14' 9" plus door recess x 8' 8" max ( 4.50m plus door recess x 2.64m max )

With a front facing door and a further rear door which provides additional access to the rear garden.



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## Manor Drive, Bennetthorpe Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- BAY FRONTED LOUNGE AND MASTER BEDROOM
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN DINER
- UTILITY ROOM AND GROUND FLOOR SHOWER ROOM

Tenure: Freehold EPC Rating: D

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123190 - 0005

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