



Laburnum Drive, Armthorpe Doncaster



welcome to

Laburnum Drive, Armthorpe Doncaster

GUIDE PRICE £170,000-£180,000. This three bedroom semi-detached family home benefits from two reception rooms, a shared driveway and garage. Ideal for an extended or growing family and is available with no onward chain.



Entrance Hall

With a front facing exterior door, a front facing double glazed window, tiled flooring, a central heating radiator and stairs which rise to the first floor landing. There is access through to the dining room and lounge.

Lounge

13' 3" max x 11' 1" (4.04m max x 3.38m)

With rear facing French doors which lead out to the rear garden, laminate flooring, a central heating radiator and an electric feature fireplace as the focal point of the room.

Dining Room

17' 4" x 11' 6" (5.28m x 3.51m)

With a front facing double glazed window, tiled flooring, two side facing double glazed windows, a central heating radiator and a useful storage cupboard. There is an open arch into the kitchen.

Kitchen

7' 9" x 7' 7" (2.36m x 2.31m)

With a side facing double glazed window. Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer.

The kitchen has an electric hob with cooker hood above, an electric oven and grill and plumbing for a washing machine and dryer. There is an enclosed wall mounted boiler, spotlights to the ceiling, complimentary splashback, tiled flooring and a rear facing door providing access to the rear garden.

First Floor Landing

With a front facing double glazed window and a useful storage cupboard.

Bedroom One

14' 4" max x 9' 9" (4.37m max x 2.97m)

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

Bedroom Two

11' 2" x 9' 9" (3.40m x 2.97m)

With rear and side facing double glazed windows and a central heating radiator.

Bedroom Three

8' 11" x 8' 9" (2.72m x 2.67m)

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

Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is wall to floor tiling, downlights to the ceiling, a chrome heated towel rail and a front facing obscure double glazed window.

Outside

To the front of the property there is a gravel front garden providing off road parking. To the side there is a shared driveway which in-turn leads to the garage. To the rear of the property there is a block paved patio with an artificial lawned area, fencing to the perimeter and additional access to the garage.



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Laburnum Drive, Armthorpe Doncaster

- GUIDE PRICE £170,000-£180,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- KITCHEN OPEN PLAN TO DINING ROOM
- REAR ASPECT LOUNGE
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: D

guide price

£170,000-£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123244 - 0003

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