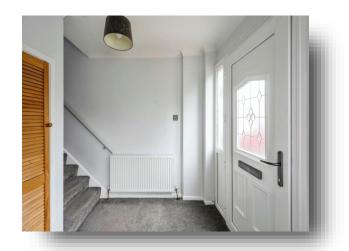


Colchester Court, Scawsby DONCASTER

welcome to

Colchester Court, Scawsby DONCASTER

This large style three bedroom semi-detached family home is located in this popular location close to local amenities, transport links and schools. The property is offered to the market with no onward chain!













Entrance Hall

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

12' 6" to recess x 16' 7" (3.81m to recess x 5.05m) With a front facing double glazed window, a central heating radiator and coving to the ceiling. The focal point of the room is the feature fireplace housing the gas coal effect fire. The lounge is open to the dining room.

Dining Room

8' 8" x 10' 6" (2.64m x 3.20m)

With rear facing French doors which give access to the conservatory. There is a central heating radiator and open plan access to the kitchen.

Conservatory

10' 6" x 12' 8" (3.20m x 3.86m)

With rear and side facing double glazed windows and rear facing French doors to the rear garden. There is laminate flooring and a central heating radiator.

Kitchen

10' 3" x 8' 9" (3.12m x 2.67m)

With a rear facing double glazed window and a side facing sealed unit door. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, a gas oven, plumbing for a washing machine and space for a fridge.

First Floor Landing

With a side facing double glazed window and access to the loft which is fully boarded with ladder and is ideal for an additional bedroom space (subject to releavant planning permissions).

Bedroom One

10' 7" x 14' 7" (3.23m x 4.45m) With a front facing double glazed window and a central heating radiator.

Bedroom Two

12' x 11' 9" to recess (3.66m x 3.58m to recess) With a rear facing double glazed window, a central heating radiator, wardrobes, fitted drawers and a desk providing ideal storage space.

Bedroom Three

10' 7" x 7' 1" incl bulk head (3.23m x 2.16m incl bulk head)

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin with mixer tap and a bath with mixer tap, shower over and screen. There is tiling to the walls and floor, an extractor fan, a central heating radiator and a cupboard housing the gas central heating boiler.

Outside

To the front of the property there is an enclosed garden with a driveway providing off road parking which leads to the garage. to the rear of the property there is an enclosed lawned garden with decked patio and shrubs to the borders .





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Colchester Court, Scawsby DONCASTER

- SOUGHT AFTER LOCATION
- **SPACIOUS LOUNGE**
- **DINING ROOM**
- **CONSERVATORY**
- **KITCHEN**

Tenure: Freehold EPC Rating: C

£200,000









Please note the marker reflects the postcode not the actual property





Property Ref: DCR123344 - 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 quidance 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.



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