



**Colchester Court, Scawsby DONCASTER**

**welcome to**

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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 relevant 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

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Property Ref:  
DCR123344 - 0003

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