



Laburnum Drive, Armthorpe Doncaster

welcome to

Laburnum Drive, Armthorpe Doncaster

Situated in this popular location in Armthorpe is this well-presented three bedroom semi-detached family home. The property has a good sized enclosed lawned garden to the rear and is ideal for first time buyers or growing families.



Lounge

17' 9" x 14' 8" (5.41m x 4.47m)

With a front facing sealed unit door, a front facing double glazed window and rear facing French doors to the garden. There are two central heating radiators, dado rail, coving to the ceiling, stairs which rise to the first floor landing and a feature fireplace housing the gas fire.

Dining Kitchen

17' 10" x 11' 6" to recess (5.44m x 3.51m to recess)

With front and side facing double glazed windows. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has gas and electric points, plumbing for a washing machine and space for a tumble dryer. There is a cupboard housing the gas central heating boiler, coving to the ceiling, tiled flooring to the kitchen area and laminate flooring to the dining area. A door gives access to the utility area.

Utility Area

8' 4" max x 8' max (2.54m max x 2.44m max)

With a rear facing double glazed window and a side facing sealed unit door. There is laminate flooring, space for white goods and a useful store.

First Floor Landing

With a front facing double glazed window, access to the loft and a useful storage cupboard.

Bedroom One

14' 8" to recess x 9' 1" to recess (4.47m to recess x 2.77m to recess)

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

Bedroom Two

11' 4" x 9' 9" (3.45m x 2.97m)

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

Bedroom Three

9' 3" incl bulk head x 8' 9" incl bulk head (2.82m incl bulk head x 2.67m incl bulk head)

With a front facing double glazed window, a central heating radiator and bulk head for the stairs.

Bathroom

With a front facing obscure double glazed window. Fitted with a wash hand basin and a panelled bath with shower over and screen. There is tiling to the walls and floor and a central heating radiator.

Separate W.C.

Fitted with a WC and a front facing obscure double glazed window.

Outside

To the front of the property there is an enclosed lawned garden with a driveway providing off road parking. To the rear of the property there is a good sized enclosed lawned garden with mature trees, plants and shrubs, a brick-built barbecue and patio area.



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Laburnum Drive, Armthorpe Doncaster

- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- SPACIOUS ACCOMMODATION THROUGHOUT
- LOUNGE WITH PATIO DOORS TO GARDEN
- DINING KITCHEN
- UTILITY ROOM

Tenure: Freehold EPC Rating: E

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123380 - 0002

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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@williamhbrown.co.uk



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



williamhbrown.co.uk