



**Brampton Lane, Armthorpe Doncaster**



**welcome to**

**Brampton Lane, Armthorpe Doncaster**

GUIDE PRICE £185,000-£195,000. Situated in the popular village of Armthorpe in a cul-de-sac location is this well-presented detached bungalow which has front and rear gardens, off road parking and a garage.



### **Entrance Porch**

A upvc porch with rear and side facing double glazed windows and a side facing sealed unit door. A door gives access to the entrance hall.

### **Entrance Hall**

With a useful storage cupboard and access to the loft.

### **Lounge Dining Room**

17' 9" to bay x 11' 7" max to recess ( 5.41m to bay x 3.53m max to recess )

A spacious lounge dining room with a front facing double glazed bay window and a side facing double glazed window. There is a feature electric fire with surround, laminate flooring and two central heating radiators.

### **Kitchen**

8' 6" x 8' 6" ( 2.59m x 2.59m )

With a front facing double glazed window. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap and additional filtered tap. The kitchen has a gas cooker point with extractor above, plumbing for a washing machine, space for a fridge, complimentary tiling and laminate flooring.

### **Bedroom One**

10' 7" plus recess x 11' 9" ( 3.23m plus recess x 3.58m )

With a rear facing double glazed window, a central heating radiator and recently fitted carpet.

### **Bedroom Two**

8' 9" x 8' 7" ( 2.67m x 2.62m )

With rear facing double glazed French doors which give access to the conservatory, laminate flooring and a central heating radiator.

### **Conservatory**

17' 2" x 8' 11" ( 5.23m x 2.72m )

With rear and side facing double glazed windows and French doors giving access to the garden. There is an electric air conditioning unit, a central heating radiator, light and power.

### **Bathroom**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin with mixer tap and a P-shaped bath with mixer tap and shower over. There is tiling to the walls and floor, an extractor fan and a central heating radiator.

### **Outside**

To the front of the property there is a garden with a block paved driveway to the side providing off road parking and leads to the concrete sectional garage. There are upvc doors which give access to the rear garden. To the rear of the property there is a good sized enclosed paved garden which is ideal for entertaining with a garden shed.

### **Garage**

With an electric up and over door, light, power and a side facing door to the rear garden.



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## Brampton Lane, Armthorpe Doncaster

- GUIDE PRICE £185,000-£195,000
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- SPACIOUS LOUNGE DINING ROOM
- KITCHEN
- CONSERVATORY

Tenure: Freehold EPC Rating: B

guide price

**£185,000-£195,000**



Please note the marker reflects the postcode not the actual property

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