



**Hatfield Lane, Armthorpe DONCASTER**



**welcome to**

**Hatfield Lane, Armthorpe DONCASTER**

GUIDE PRICE £190,000-£200,000. This spacious extended three bedroom semi-detached family home is situated on a corner plot in this popular location with gardens to the front, side and rear. There is ample off road parking, a covered car port and is close to local amenities and transport links.



### Entrance Hall

With a front facing sealed unit door and a double glazed window. There is a central heating radiator and stairs which rise to the first floor landing.

### Lounge

12' 9" x 12' 11" ( 3.89m x 3.94m )

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

### Sitting Room

9' 3" x 19' ( 2.82m x 5.79m )

With a side facing double glazed window and a central heating radiator. The focal point of the room is the feature fireplace housing the gas living flame fire. The sitting room is open to the dining kitchen.

### Dining Kitchen

17' x 7' ( 5.18m x 2.13m )

With two rear 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. The kitchen has a gas cooker with extractor above, plumbing for a washing machine and space for a fridge.

### First Floor Landing

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

### Bedroom One

12' 10" to recess x 12' 11" plus recess ( 3.91m to recess x 3.94m plus recess )

With a front facing double glazed window, a central heating radiator and wardrobes providing hanging and storage space.

### Bedroom Two

11' 2" x 9' 4" ( 3.40m x 2.84m )

With a rear facing double glazed window, a central heating radiator, a useful storage cupboard and wardrobes providing hanging and storage space.

### Bedroom Three

8' 1" including bulk head x 8' 11" ( 2.46m including bulk head x 2.72m )

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

### Shower Room

With rear and side facing obscure double glazed windows. Fitted with a low flush WC, a wash hand basin and a corner shower cubicle with electric power shower. There is tiling to the walls and a central heating radiator.

### Outside

The property occupies a corner plot with lawned gardens to the front and side. There is a driveway to the side providing ample off road parking which leads to the covered car port. To the rear of the property there is a paved garden for ease of maintenance with plants to the borders.



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## Hatfield Lane, Armthorpe DONCASTER

- GUIDE PRICE £190,000-£200,000
- CORNER PLOT
- TWO RECEPTION ROOMS
- DINING KITCHEN
- SHOWER ROOM

Tenure: Freehold EPC Rating: Awaited

guide price

**£190,000-£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123498 - 0006

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