



Hatfield Lane, Armthorpe DONCASTER



welcome to

Hatfield Lane, Armthorpe DONCASTER

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

- CORNER PLOT
- TWO RECEPTION ROOMS
- DINING KITCHEN
- SHOWER ROOM
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR123498 - 0009

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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