



**Stanley Road, Scawsby DONCASTER**

**welcome to**

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This three bedroom semi-detached family home benefits from no onward chain, two reception rooms and a dressing room/office. Benefiting from a driveway and garage.



## **Lounge**

14' 5" into bay x 14' 5" ( 4.39m into bay x 4.39m )

With a front facing UPVC exterior door, stairs which rise to the first floor landing, laminate flooring, a central heating radiator and a front facing double glazed bay window. There is access through to the kitchen diner.

## **Kitchen Diner**

17' x 9' 1" ( 5.18m x 2.77m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has space for a freestanding electric cooker with electric oven and grill, stainless steel splashback and stainless steel cooker above. There is under wall unit lighting, understairs storage and a built-in dishwasher. There is access through to the dining room and utility room.

## **Dining Room**

9' 8" x 8' 7" ( 2.95m x 2.62m )

With rear facing French doors, laminate flooring, downlights and coving to the ceiling and a central heating radiator.

## **Utility Room**

7' 5" x 9' 8" max ( 2.26m x 2.95m max )

There are work surfaces housing the sink with a wall mounted boiler and plumbing for a washing machine and dryer. There is a rear facing double glazed window and access to the ground floor WC.

## **Ground Floor W.C.**

Fitted with a low flush WC, a wash hand basin, a central heating radiator and a side facing obscure double glazed window.

## **First Floor Landing**

With a side facing double glazed window and coving to the ceiling.

## **Bedroom One**

13' 10" x 11' 5" ( 4.22m x 3.48m )

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

## **En-Suite Shower Room**

Fitted with a shower cubicle with shower and tiled surround. There is a chrome heated towel rail, downlights to the ceiling and a side facing obscure double glazed window.

## **Dressing Room / Office**

10' 1" x 10' 5" max ( 3.07m x 3.17m max )

With an internal feature obscure double glazed window through to bedroom two and a central heating radiator. The dressing room/office gives access to bedroom two and three.

## **Bedroom Two**

9' 8" max x 8' 1" ( 2.95m max x 2.46m )

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

## **Bedroom Three**

9' 8" x 8' 1" max ( 2.95m x 2.46m max )

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

## **Bathroom**

Fitted with a low flush WC, a wash hand basin and a panelled bath with tiled surround. There is a heated towel rail and a side facing obscure double glazed window.

## **Outside**

To the front of the property there is a gravel low maintenance front garden. There is a driveway providing off road parking. To the rear of the property there is a lawned garden with decked areas, fencing to the perimeter and access to the garage.

## **Garage**

19' x 12' 2" ( 5.79m x 3.71m )

With an up and over door, two side facing single glazed windows and a rear facing single glazed window.



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welcome to

## Stanley Road, Scawsby DONCASTER

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOM
- DOUBLE STOREY EXTENSION
- UTILITY ROOM AND GROUND FLOOR WC
- SPACIOUS LOUNGE AND REAR ASPECT DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£170,000**



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