



**Church Lane, Marr Doncaster**



**welcome to**

**Church Lane, Marr Doncaster**

GUIDE PRICE £425,000-£450,000. This spacious three bedroom detached dorma bungalow must be viewed to appreciate the sizeable accommodation offered for sale. Pleasantly situated in the sought after village of Marr with a generous front garden and is adjacent to the Church of St. Helen's.



### Entrance Hall

With a sealed unit door.

### Lounge

16' 2" to bay x 14' ( 4.93m to bay x 4.27m )

With a front facing double glazed bay window, two side facing double glazed windows and a further side facing single glazed window. There is a wood burner which sits upon a hearth and two wall lights points. The lounge is open plan to the family area.

### Family Area

12' 7" x 7' 11" ( 3.84m x 2.41m )

With rear facing French doors which open out to the rear garden and French doors which give access to the conservatory.

### Conservatory

11' 8" x 7' 11" ( 3.56m x 2.41m )

With a rear facing double glazed window, front facing French doors and tiled flooring.

### Dining Room

12' 5" to recess plus deep bay x 12' 7" to recess ( 3.78m to recess plus deep bay x 3.84m to recess )

With a front facing double glazed bay window, coving to the ceiling, a central heating radiator and a multi fuel stove which sits upon a tiled hearth.

### Breakfast Kitchen

16' 9" max to recess x 13' 11" ( 5.11m max to recess x 4.24m )

With front and rear facing double glazed windows and a side facing sealed unit door. Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a professional style electric cooker with five ring hob and hot plate, a double oven, space for a fridge-freezer, an integrated dishwasher and a central island with breakfast bar. There is complimentary tiling, laminate flooring, a central heating radiator and a useful pantry.

### Bedroom Two

12' 5" x 11' 11" ( 3.78m x 3.63m )

With a rear facing double glazed window and access to the dressing room.

### Dressing Room

6' 10" x 7' 2" ( 2.08m x 2.18m )

With a rear facing double glazed window and fitted wardrobes.

### Downstairs Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin, a panelled bath and a shower cubicle with shower. There is tiling to the walls and floor, downlights to the ceiling and a central heating radiator.

### First Floor Landing

#### Bedroom One

14' 3" x 11' 2" ( 4.34m x 3.40m )

With a side facing double glazed window, a central heating radiator and access to the roof storage space.

#### Bedroom Three

13' 10" max x 11' 3" max ( 4.22m max x 3.43m max )

With a side facing double glazed window, a useful storage cupboard, an airing cupboard and access to the roof storage space.

### Shower Room

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a central heating radiator and downlights to the ceiling.

### Outside

The property stands in a delightful position with a generous front garden and views of the adjacent Church of St. Helen's. To the front of the property there is an extensive lawned garden with well-stocked borders. There is a tarmac driveway providing ample off road parking which in-turn leads to the detached brick built garage. To the rear of the property there is an enclosed cottage style garden with patio areas, decorative borders and an outside tap.

### Garage

With an electric roller shutter door, light, power and a side facing door.



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welcome to

## Church Lane, Marr Doncaster

- GUIDE PRICE £425,000-£450,000
- CLOSE TO THE A1 MOTORWAY NETWORK
- LOUNGE WITH LOG BURNER AND FAMILY AREA
- DINING ROOM WITH MULTI FUEL STOVE
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaited

guide price

**£425,000-£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124289 - 0002

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