



Kenilworth Road, Balby Doncaster

welcome to

Kenilworth Road, Balby Doncaster

GUIDE PRICE £130,000-£140,000. Occupying a corner plot in this popular location is this spacious three bedroom semi-detached home. The property has gardens to the front, side and rear, off road parking and a garage.



Entrance Porch

With a front facing sealed unit door and a further door giving access to the entrance hall.

Entrance Hall

With front and side facing double glazed windows and laminate flooring.

Dining Room

9' 8" x 12' 1" (2.95m x 3.68m)

With a front facing double glazed window and double doors which give access to the lounge.

Lounge

13' x 12' (3.96m x 3.66m)

With rear facing patio doors giving access to the rear garden, coving to the ceiling and a feature fireplace housing the gas coal effect fire.

Kitchen

9' 10" to recess x 9' 2" (3.00m to recess x 2.79m)

With rear and side facing double glazed windows. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas cooker point, space for a fridge-freezer, plumbing for a washing machine and a pantry with a side facing obscure window. There is a rear facing door giving access to the rear porch.

Rear Porch

With a useful storage cupboard, a wall mounted central heating boiler, a central heating radiator and a rear facing sealed unit door.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

12' 1" to recess x 12' (3.68m to recess x 3.66m)

With a front facing double glazed window and a useful storage cupboard.

Bedroom Two

12' x 10' 4" (3.66m x 3.15m)

With a rear facing double glazed window and two storage cupboards.

Bedroom Three

7' 8" x 9' 7" to recess (2.34m x 2.92m to recess)

With a rear facing double glazed window and a useful storage cupboard.

Shower Room

With a front facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, tiled flooring and coving to the ceiling.

Outside

The property occupies a generous corner plot with enclosed lawned gardens to the front and side. There is a driveway providing off road parking which-in turn leads to the garage. To the rear of the property there is an enclosed paved patio garden ideal for entertaining.



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Kenilworth Road, Balby Doncaster

- GUIDE PRICE £130,000-£140,000
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- SPACIOUS ROOM SIZES THROUGHOUT
- REAR ASPECT LOUNGE
- SEPARATE DINING ROOM

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

guide price

£130,000-£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124315 - 0003

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