



**Spring Gardens, Cantley Doncaster**



**welcome to**

## **Spring Gardens, Cantley Doncaster**

Enjoying an idyllic location with outstanding views to the front and rear is this spacious four bedroom end-terraced home with ample off road parking and a large lawned garden to the side. The property benefits from a home office with its own entrance.



### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

With a front facing sealed unit door, a central heating radiator, high polished tiled floor and an understairs storage cupboard. A sealed unit door gives access to the utility room.

### **Lounge**

23' x 14' 5" ( 7.01m x 4.39m )

An attractive lounge with two front facing double glazed windows providing an abundance of natural light and two central heating radiators.

### **Dining Kitchen**

With a rear facing double glazed window and rear facing French doors which give access to the garden. Fitted with a range of wall and base units with coordinating granite work surfaces housing the inset 1 1/2 bowl sink with mixer tap. There is a breakfast bar and a tiled high gloss floor.

### **Utility Room**

11' 2" x 10' 8" ( 3.40m x 3.25m )

With a rear facing sealed unit door and a side facing single glazed window. Fitted with wall units with work surfaces beneath which is plumbing for a washing machine and space for a tumble dryer.

### **Downstairs W.C.**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a central heating radiator.

### **First Floor Landing**

With a side facing double glazed window.

### **Bedroom One**

15' 6" x 10' 5" ( 4.72m x 3.17m )

With two rear facing double glazed windows and a central heating radiator. There is a walk-in wardrobe and access to the loft.

### **Bedroom Two**

12' 2" x 10' 4" ( 3.71m x 3.15m )

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

### **Bedroom Three**

10' 7" x 10' 5" ( 3.23m x 3.17m )

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

### **Bedroom Four**

8' 7" x 9' 4" ( 2.62m x 2.84m )

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

### **Separate W.C.**

With a rear facing obscure double glazed window and a central heating radiator. Fitted with a wash hand basin and WC.

### **Bathroom**

With a rear facing obscure double glazed window. Fitted with a wash hand basin fitted into a vanity unit, a corner bath and a shower cubicle with shower. There is complimentary tiling and a central heating radiator.

### **Outside**

A secure gated entry gives access to a courtyard garden which provides ample off road parking. A shared driveway gives access to the rear of the property. To the side of the property is a large enclosed garden with store. To the rear of the property is a low maintenance garden. The property benefits from stunning countryside views.

### **Garage / Home Office**

The garage has been converted to provide a home office ideal for somebody who works from home.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- POPULAR VILLAGE LOCATION
- SPACIOUS ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124331 - 0002

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