



**Ings Way, Arksey Doncaster**



**welcome to**

## **Ings Way, Arksey Doncaster**

Situated in the popular location of Arksey is this three bedroom semi-detached dormer bungalow with front, side and rear gardens, off road parking and a garage to the rear. Benefiting from a dual aspect lounge dining room, shower room and available with no onward chain.



### Entrance Hall

With a side facing sealed unit door, a side facing obscure double glazed window, a useful understairs storage cupboard and stairs which rise to the first floor.

### Lounge Dining Room

24' 7" x 11' 11" ( 7.49m x 3.63m )

With a front facing double glazed bowed window and rear facing French doors with double glazed side panels leading out to the rear garden. There is a feature fireplace with marble style back and a hearth housing the gas coal effect fire, coving to the ceiling and two central heating radiators. A door gives access to the kitchen.

### Kitchen

13' 2" x 8' 5" ( 4.01m x 2.57m )

With a rear facing double glazed window and a rear facing door leading out to the rear garden. Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a gas cooker with cooker hood above, an integrated fridge-freezer, tiling to the walls and floor and coving to the ceiling.

### Downstairs Bedroom Two

11' 4" x 9' 11" ( 3.45m x 3.02m )

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

### First Floor Landing

### Bedroom One

11' 9" x 12' 1" ( 3.58m x 3.68m )

With a front facing double glazed window, a central heating radiator and a range of fitted wardrobes and drawers.

### Bedroom Three

8' 10" x 8' 3" ( 2.69m x 2.51m )

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

### Shower Room

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is partial tiling to the walls and a useful storage cupboard.

### Outside

To the front of the property there is a brick boundary wall with garden gate and a lawned garden which wraps around to the side with a variety of shrubs and trees. A side access gate gives access to the rear garden. To the rear of the property there is a good sized lawned garden with block paved patio and pathway to the rear. To the side of the property there is a gate which gives access to the block paved driveway providing off road parking and leads to the garage.

### Garage

With a roller shutter door and a side facing window.

### Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## Ings Way, Arksey Doncaster

- THREE BEDROOM SEMI-DETACHED DORMA BUNGALOW
- SPACIOUS DUAL ASPECT LOUNGE DINING ROOM
- REAR ASPECT KITCHEN
- GROUND FLOOR BEDROOM
- TWO FURTHER BEDROOMS TO FIRST FLOOR

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123643 - 0002

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