



Warning Tongue Lane ,Doncaster

welcome to

Warning Tongue Lane, Doncaster

GUIDE PRICE £300,000-£310,000. Situated in this highly regarded area in Bessacarr is this three bedroom detached bungalow which occupies a corner plot position with gardens to front, side and rear. Benefiting from a garden room, utility area and a driveway and garage to the rear.



Entrance Hall

With a front facing sealed unit door and a side facing double glazed window. There is a central heating radiator, coving to the ceiling and a useful cloak cupboard.

Cloakroom

With a side facing obscure double glazed window. Fitted with a low flush WC and a wash hand basin fitted into a vanity unit. There is an extractor fan, downlights to the ceiling and a wall mounted gas central heating boiler.

Kitchen

10' x 8' 2" (3.05m x 2.49m)

With a front facing double glazed window. Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a five ring gas hob with extractor fan above, a double oven and grill, an integrated fridge-freezer and plumbing for a washing machine. There is complimentary tiling, downlights to the ceiling, an electric wall heater and tiled flooring.

Bedroom One

15' 1" to recess x 10' to bay (4.60m to recess x 3.05m to bay)

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

Lounge

A good sized lounge with patio doors giving access to the garden room and a further double glazed door which gives access to the utility room. There is a central heating radiator and coving to the ceiling. The focal point of the room is the feature fireplace which houses the electric fire.

Garden Room

10' 6" x 8' 7" (3.20m x 2.62m)

The garden room has been divided into two to provide a utility area and garden room. There are rear and side facing double glazed windows, a skylight window, an internal window through to the utility and a rear facing double glazed door leading to the rear garden. There is tiled flooring, an electric wall heater and downlights to the ceiling.



view this property online williamhbrown.co.uk/Property/DCR124467

Utility Area

9' 6" x 7' 5" (2.90m x 2.26m)

With rear and side facing double glazed windows, a skylight window and a side facing double glazed door leading out to the rear garden. There is tiled flooring and an electric wall heater.

Inner Hall

With an airing cupboard and access to the loft which is partially boarded with ladder.

Bedroom Two

12' 3" to recess x 9' 5" max (3.73m to recess x 2.87m max)

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

Bedroom Three

9' 7" to recess x 11' 5" (2.92m to recess x 3.48m)

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a panelled bath with shower over and screen. There is partial tiling to the walls, tiled flooring, coving to the ceiling, a central heating radiator, downlights to the ceiling and an extractor fan.

Outside

The property occupies a corner plot with lawned gardens to the front and side. There is a paved pathway to the front entrance with shrubs and plants to the borders. To the rear of the property there is a stunning landscaped garden with artificial lawn and a porcelain tiled patio. There is a garden shed and pebbled features to the borders. A rear gate gives access to the rear driveway providing off road parking and leads to the garage.

Detached Garage

With electric roller shutter door, light and power.



welcome to

Warning Tongue Lane, Doncaster

- GUIDE PRICE £300,000-£310,000
- SITUATED CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- WELL-PRESENTED THROUGHOUT
- SPACIOUS LOUNGE DINING ROOM
- GARDEN ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£300,000-£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124467



Property Ref:
DCR124467 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk