



**Kilham Lane, Branton Doncaster**





**welcome to**

**Kilham Lane, Branton Doncaster**

GUIDE PRICE £350,000-£370,000. This spacious three bedroom detached dorma bungalow sits upon a generous corner plot with potential to extend subject to relevant planning permissions. The property is in need of modernisation throughout and available with no onward chain.



### Entrance Hall

With a front facing sealed unit door with double glazed side panels, a central heating radiator, a useful storage cupboard and stairs which rise to the first floor landing.

### Lounge Dining Room

20' 11" max x 15' 2" plus recess ( 6.38m max x 4.62m plus recess )

With front and side facing double glazed windows, two central heating radiators, coving to the ceiling and a feature stone fireplace.

### Kitchen

12' x 7' 7" ( 3.66m x 2.31m )

With a side facing double glazed window and a sealed unit door. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric cooker point with extractor above, plumbing for a washing machine and space for a fridge-freezer. There is laminate flooring and a central heating radiator.

### Sitting Room

11' 11" x 9' ( 3.63m x 2.74m )

A versatile room which could also be used as an additional reception room or bedroom if required. There is a central heating radiator and open access through to the conservatory.

### Conservatory

9' 7" x 9' 2" ( 2.92m x 2.79m )

With rear and side facing double glazed windows, a central heating radiator and a side facing sealed unit door.

### Bedroom One

10' to wardrobes x 12' to recess ( 3.05m to wardrobes x 3.66m to recess )

With a rear facing double glazed window, a central heating radiator and mirror fronted wardrobes.

### Downstairs Shower Room

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a double shower cubicle with shower. There is complimentary tiling and a central heating radiator.

### First Floor Landing

With a cupboard housing the gas central heating boiler.

### Bedroom Two

18' 1" x 11' 10" ( 5.51m x 3.61m )

With a rear facing double glazed window, a central heating radiator, fitted wardrobes, access to the roof space and eave storage.

### Bedroom Three

11' 2" to wardrobes x 15' 1" ( 3.40m to wardrobes x 4.60m )

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

### Outside

The property occupies a generous corner plot. To the front of the property there is a lawned garden which extends to the side with a range of shrubs, plants and trees. To the rear of the property there is an enclosed garden with paved patio and raised borders.

### Tandem Garage

With an up and over door, light, power, a courtesy door to the rear garden and access to the workshop.



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## **Kilham Lane, Branton Doncaster**

- GUIDE PRICE £350,000-£370,000
- SPACIOUS LOUNGE DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- VERSATILE SITTING ROOM
- CONSERVATORY

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

guide price

**£350,000-£370,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124455 - 0002

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