



**Sceptre Grove, New Rossington Doncaster**

**welcome to**

**Sceptre Grove, New Rossington Doncaster**

GUIDE PRICE £110,000-£120,000. Situated in this popular location is this spacious three bedroom mid-terraced home close to a range of local amenities and transport links. The property has parking to the rear and is available with no onward chain.



### Entrance Hall

With a front facing sealed unit door and a central heating radiator.

### Lounge

13' 6" x 11' ( 4.11m x 3.35m )

With a front facing double glazed window and a central heating radiator. The focal point of the room is the feature fireplace with marble style back and a hearth housing the gas living flame fire. The lounge is open plan to the dining room.

### Dining Room

10' 3" x 9' ( 3.12m x 2.74m )

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

### Kitchen

11' 10" x 10' 9" ( 3.61m x 3.28m )

With a rear 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 a gas hob with extractor above, an electric oven, plumbing for a washing machine, space for a fridge-freezer, two useful storage cupboards and complimentary tiling.

### First Floor Landing

With access to the loft.

### Bedroom One

12' 2" x 10' 8" plus recess ( 3.71m x 3.25m plus recess )

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

### Bedroom Two

13' 8" x 8' 6" ( 4.17m x 2.59m )

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

### Bedroom Three

9' 1" x 8' 8" ( 2.77m x 2.64m )

With a front facing double glazed window, a central heating radiator and a wall mounted boiler.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is splashback tiling.

### Outside

To the front of the property there is an open plan lawned garden whilst to the rear there is an enclosed lawned garden with patio, two purpose built stores and a gate to the communal car park.



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welcome to

## Sceptre Grove, New Rossington Doncaster

- GUIDE PRICE £110,000-£120,000
- OPEN PLAN LOUNGE DINING ROOM
- GOOD SIZED KITCHEN
- NEW CARPETS THROUGHOUT
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£110,000-£120,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124330 - 0002

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