

**Glade View, Kirk Sandall Doncaster** 

# welcome to

# **Glade View, Kirk Sandall Doncaster**

This four bedroom detached family home is tucked away on a corner plot within a cul-de-sac location and provides spacious family living with a lounge, kitchen diner, a downstairs WC and ample off road parking.

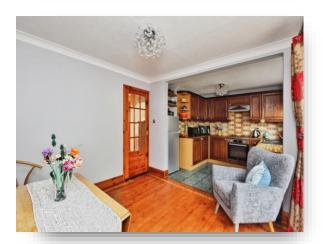












#### **Entrance**

With a side facing upvc exterior door with side paneled window to the sides, stairs which rise to the first floor landing, a central heating radiator and amtico flooring throughout.

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

Fitted with a low flush WC, a hand wash basin, a side facing obscure double glazed window and a central heating radiator.

### Lounge

12' 7" Into bay x 18' 2" ( 3.84m Into bay x 5.54m ) With a front facing bay fronted double glazed window, a further front facing double glazed window, amtico flooring and a multi fuel log burning stove as the focal point of the room. There is a central heating radiator and a media feature TV wall.

#### **Kitchen Diner**

10' x 18' 1" ( 3.05m x 5.51m )

Fitted with a range of wooden wall and base units with varnished work surfaces which incorporates the sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine or dishwasher and space for a fridge and freezer. There is a central heating radiator, complimentary splash back tiling, a rear facing double glazed window and rear facing French doors from the dining area which provides access to the rear garden.

### **First Floor Landing**

With a side facing double glazed window and a useful storage cupboard.

### **Bedroom One**

12' 11" Max x 11' 7" ( 3.94m Max x 3.53m ) With a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

10' 7"  $Max \times 9'$  (  $3.23m Max \times 2.74m$  ) With a rear facing double glazed window and a central heating radiator.

#### **Bedroom Three**

10'  $3" \times 7'$   $6" Max ( 3.12m \times 2.29m Max )$  With a rear facing double glazed window and a central heating radiator.

#### **Bedroom Four**

10' 7" x 6' 7" ( 3.23m x 2.01m ) With a front facing double glazed window and a central heating radiator.

### **Family Bathroom**

Fitted with a low flush WC, a hand wash basin and a paneled bath with shower over. There is a chrome heated towel rail, wall to floor tiling and a side facing obscure double glazed window.

#### Outside

To the front of the property is tucked away on a corner plot within a cul-de-sac location there is a tarmac drive and lawned front garden which provides a superb range of off-road parking. There is a side hedge providing screening and shelter, sealed up and over door to the garage while to the rear of the property there is a patio area, gazebo and hot tub area with a mainly laid to lawn garden. There are side facing French doors from the garage which provides access to the summer/bar area of the garage.

### Garage

15' 2" x 8' 7" ( 4.62m x 2.62m )
With a sealed front up and over door.

### **Bar / Garden Room**

With side facing French doors.





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## **Glade View, Kirk Sandall Doncaster**

- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN!
- PERFECT FOR GROWING OR EXTENDED FAMILIES
- FOUR BEDROOM DETACHED FAMILY HOME
- BAY FRONTED LOUNGE AND REAR ASPECT KITCHEN DINER

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in the region of

£290,000







Map data @2025

Please note the marker reflects the postcode not the actual property

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