



**Melton Road, Sprotbrough DONCASTER**



**welcome to**

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Situated in the highly sought after location of Sprotbrough is this three bedroom semi-detached family home with ample off parking and a good sized rear garden. Ideal for growing families with close links to local schools, amenities and transport links.



### Entrance Hall

With a front facing obscure double glazed composite door, two front facing double glazed windows, stairs rising to the first floor landing, laminate flooring, two central heating radiators and an understairs storage cupboard with a side facing obscure double glaze window.

### Lounge

12' 1" x 11' ( 3.68m x 3.35m )

With a front facing double glazed bay window, a feature fireplace housing the log burner with tiled hearth, laminate flooring, a central heating radiator and coving to the ceiling.

### Kitchen Diner

18' 2" x 11' 3" ( 5.54m x 3.43m )

With rear and side facing double glazed windows. Fitted with wall and base units with coordinating work surfaces housing the ceramic sink with mixer tap. The kitchen has a four burner induction hob with stainless steel extractor hood above, an eye level electric oven, a wall mounted boiler and under counter space and plumbing for a washing machine. There is tiled splashback, tiled flooring and a central heating radiator.

### Rear Porch / Utility

With a rear facing obscure double glazed door and a central heating radiator.

### First Floor Landing

With a side facing double glazed window, access to the loft and an ample built-in storage cupboard.

### Bedroom One

11' 2" x 11' 1" ( 3.40m x 3.38m )

With a front facing double glazed bay window, a feature original fireplace and a central heating radiator.

### Bedroom Two

11' 2" x 11' 1" ( 3.40m x 3.38m )

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

### Bedroom Three

7' 8" x 6' 11" ( 2.34m x 2.11m )

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

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a bath with shower over. There is tiling to the walls, vinyl flooring and a heated towel rail.

### Outside

To the front of the property there is a driveway providing ample off road parking and a side access gate. To the rear of the property there is a generous enclosed mainly laid to lawn garden with raised patio and garden shed.



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welcome to

## Melton Road, Sprotbrough DONCASTER

- THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- GOOD SIZED KITCHEN DINER
- BAY FRONTED LOUNGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124620 - 0002

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