

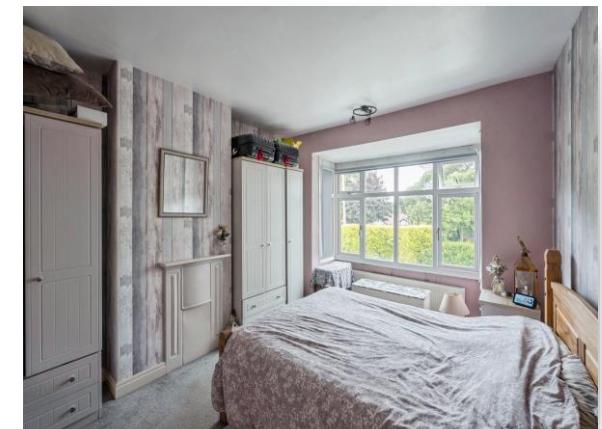


**Melton Road, Sprotbrough DONCASTER**

welcome to

## Melton Road, Sprotbrough DONCASTER

GUIDE PRICE £250,000-£270,000. 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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## Melton Road, Sprotbrough DONCASTER

- GUIDE PRICE £250,000 - £270,000
- THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- GOOD SIZED KITCHEN DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£250,000-£270,000**



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Property Ref:

DCR124620 - 0003

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Please note the marker reflects the postcode not the actual property



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