



**Crabgate Lane, Skellow Doncaster**



**welcome to**

## **Crabgate Lane, Skellow Doncaster**

This fabulous well presented spacious family home is situated in this sought after location close to local amenities and excellent transport links! The property is occupied on a corner plot with front and rear gardens and benefits from spacious room sizes throughout.



### Entrance

A sealed unit door gives access to the entrance hall which has wood effect flooring, a central heating radiator and stairs which rise to the first floor landing.

### Lounge

23' 10" x 12' 1" ( 7.26m x 3.68m )

With a front facing double glazed bay window, a chimney breast with log burner to the focal point of the room, wood effect flooring, a central heating radiator and double glazed patio doors which give access to the rear garden.

### Dining Room

12' 8" x 12' 6" ( 3.86m x 3.81m )

With a front facing double glazed bay window, a feature fire place to the focal point of the room, two wall light points, a central heating radiator and wood effect flooring

### Dining Kitchen

18' 3" x 13' 8" ( 5.56m x 4.17m )

With a rear facing double glazed window and a sealed unit door which gives access to the garden. There are wall and base units with coordinating worksurfaces housing the professional style cooker with splackback and extractor above. The room hosts plumbing for a washing machine, space for a fridge freezer and dishwasher, an understair storage cupboard and downlights to the ceiling.

### First Floor Landing

With access to the partially boarded loft with drop-down ladder, lighting and power.

### Bedroom One

18' 1" x 12' 3" ( 5.51m x 3.73m )

A good sized master bedroom with a double glazed window, a central heating radiator and laminate flooring. A door gives access to the en-suite shower room.

### En-Suite Shower Room

With a rear facing obscured double glazed window, a WC, a wash hand basin and a shower cubical with shower. The room is fully tiled.

### Bedroom Two

10' 10" x 11' 9" ( 3.30m x 3.58m )

A double room with a rear facing double glazed window and a central heating radiator.

### Bedroom Three

13' x 10' 5" ( 3.96m x 3.17m )

With a front facing double glazed window, a central heating radiator and feature gas fire place.

### Bedroom Four

9' 5" x 7' 11" ( 2.87m x 2.41m )

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

### Bathroom

A large family bathroom with two rear facing double glazed windows, a WC, a wash hand basin, a double ended bath with mixer tap and shower attachments, there is partial tiling to the walls, a tiled floor and a cupboard housing the gas central heating boiler.

### Outside

Outside the property is occupied on a corner plot, there is a generous lawned garden to the front which extends to the side. To the rear is a good sized garden with drive and garage providing ample off road parking.

### Garage

Brick-built single garage with power and lighting.



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## Crabgate Lane, Skellow Doncaster

- FOUR BEDROOM FAMILY HOME
- DUEL ASPECT LOUNGE WITH LOG BURNER
- MASTER BEDROOM WITH EN-SUITE
- DINING KITCHEN AND SEPERATE DINING ROOM
- IMPRESSIVE FAMILY BATHROOM

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

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**