



**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 splashback 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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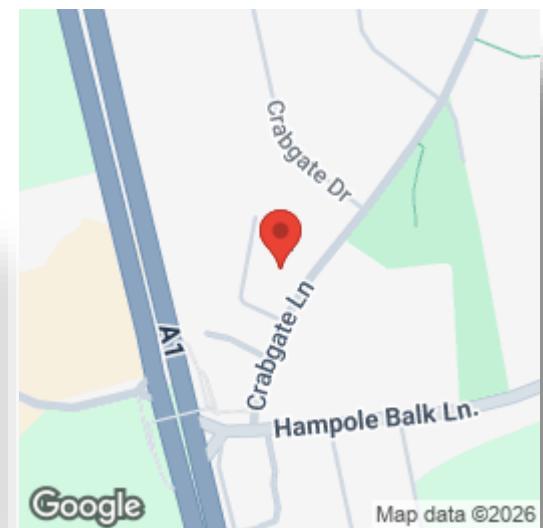
## Crabgate Lane, Skellow Doncaster

- 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**



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01302 327121**



doncaster@williamhbrown.co.uk



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



**williamhbrown.co.uk**