



Leicester Avenue, Intake Doncaster

welcome to

Leicester Avenue, Intake Doncaster

This simply stunning renovated three bedroom semi-detached family home is presented to a high standard throughout and is available with no onward chain. Benefiting from two reception rooms, a ground floor WC, a luxury bathroom, a generous rear garden and a shared driveway providing off road parking.



Entrance Hall

With a front facing exterior door, laminate flooring and a central heating radiator.

Lounge

11' 8" into bay x 12' 5" (3.56m into bay x 3.78m)

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

Dining Room

12' 11" x 12' max (3.94m x 3.66m max)

With a rear facing double glazed window, a gas feature fireplace, coving to the ceiling and a central heating radiator.

Kitchen

9' 5" x 6' 11" (2.87m x 2.11m)

Fitted with a modern range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob, an electric oven and grill, space for a fridge and freezer and plumbing for a washing machine. There is a central heating radiator, side facing double glazed windows, downlights to the ceiling and a useful pantry which has a side facing obscure double glazed window. There is access through to the rear lobby.

Rear Lobby

With a rear facing stable door leading out to the rear garden, laminate flooring and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin fitted into a vanity unit. There are two side facing obscure double glazed windows and laminate flooring.

First Floor Landing

With a side facing double glazed window.

Bedroom One

12' 11" x 11' 1" max (3.94m x 3.38m max)

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

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m)

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

Bedroom Three

9' 8" x 8' 1" (2.95m x 2.46m)

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

Bathroom

Fitted with a wash hand basin fitted into a vanity unit and a panelled bath with shower over and screen. There is partial tiling to the walls, tiled flooring, an anthracite heated towel rail and a side facing obscure double glazed window.

Outside

To the front of the property there is a shared driveway providing off road parking with hedging to the front. To the rear of the property there is a generous enclosed mainly laid to lawn garden with patio.



view this property online williamhbrown.co.uk/Property/DCR125259



welcome to

Leicester Avenue, Intake Doncaster

- NO ONWARD CHAIN
- CLOSE LINKS TO DONCASTER RACECOURSE, TOWNFIELDS AND A VARIETY OF AMENITIES
- IDEAL FOR A GROWING FAMILY
- REFURBISHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125259



Property Ref:
DCR125259 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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