



St. Pauls Parade, Scawsby Doncaster

welcome to

St. Pauls Parade, Scawsby Doncaster

GUIDE PRICE £220,000-£230,000. This three bedroom semi-detached family home provides an outdoor home office garage conversion. Ideal for a growing family with spacious well-presented accommodation throughout.



Entrance Hall

With a front facing exterior door, a side facing double glazed window, stairs which rise to the first floor landing, laminate flooring and access through to the lounge dining room.

Lounge Dining Room

25' 6" x 11' 6" max (7.77m x 3.51m max)

With a front facing double glazed window, a central heating radiator, laminate flooring and rear facing French doors which lead out to the rear garden.

Kitchen

10' 2" x 9' 1" (3.10m x 2.77m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is tiling to the walls, a wall mounted boiler, a rear facing double glazed window, a side facing door providing access to the rear garden and access to the ground floor WC and store

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap and an extractor fan.

First Floor Landing

With a side facing double glazed window and a useful airing cupboard.

Bedroom One

13' 3" x 11' 9" max (4.04m x 3.58m max)

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

Bedroom Two

12' x 11' 8" (3.66m x 3.56m)

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

Bedroom Three

8' 7" x 5' 11" (2.62m x 1.80m)

With a front facing double glazed window and a

central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is tiling to the walls, coving to the ceiling, a central heating radiator and a side facing obscure double glazed window.

Outside

To the front of the property there is a gravel driveway providing off road parking with power. To the rear of the property there is an enclosed lawned garden with patio and gazebo area, an outside tap and power.

Outdoor Home Office

18' 1" x 7' 7" (5.51m x 2.31m)

Formerly the garage now converted to provide an additional outdoor living space. A versatile room which could cater for a home office, play room or bar/entertainment space. With a front facing door, side facing double glazed windows, spotlights to the ceiling and an additional side door.



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St. Pauls Parade, Scawsby Doncaster

- GUIDE PRICE £220,000-£230,000
- SPACIOUS LOUNGE DINING ROOM
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN WITH GAZEBO
- GARAGE CONVERSION PROVIDING HOME OFFICE / ENTERTAINING SPACE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£220,000-£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125478 - 0002

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