



**Montagu Road, Sprotbrough Doncaster**

william  
h brown

**welcome to**

## **Montagu Road, Sprotbrough Doncaster**

This three bedroom semi-detached family home is beautifully presented throughout and offers spacious living accommodation. The property boasts a good sized rear garden as well as a spacious driveway providing off-street parking. Situated close to local amenities and excellent transport links.



## **Entrance Hall**

With a side facing external door, a front facing double glazed window and stairs which rise to the first floor landing.

## **Lounge**

18' 8" Into Bay x 10' 2" Max ( 5.69m Into Bay x 3.10m Max )

With a front facing double glazed bay window, a central heating radiator and a sliding double glazed door which opens onto the rear garden.

## **Kitchen**

11' 4" x 11' 3" ( 3.45m x 3.43m )

With a side facing double glazed external door and a rear facing double glazed window. Fitted with wall and base units with work surfaces housing the sink and drainer. The kitchen hosts space for integrated appliances including a fridge-freezer, microwave, ceramic hob and a double eye level oven and grill with plumbing washing machine.

## **First Floor Landing**

With a front facing double glazed window and a loft hatch with fixed ladders.

## **Bedroom One**

11' 5" x 11' 3" ( 3.48m x 3.43m )

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

## **Bedroom Two**

10' 10" Max x 10' 2" To Recess ( 3.30m Max x 3.10m To Recess )

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

## **Bedroom Three**

9' 11" x 6' 10" ( 3.02m x 2.08m )

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

## **Bathroom**

Fitted with a low flush WC, a hand wash basin and a bath with shower over. There is a central heating radiator and a front facing obscure double glazed window.

## **Outside**

To the front of the property there is a well-maintained lawned area and a driveway providing ample off-road parking with EV charging point. To the rear of the property there is a patio area with lawned sections and a useful storage shed.



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## Montagu Road, Sprotbrough Doncaster

- ATTRACTIVE THREE BEDROOM SEMI-DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- GENEROUS LIVING ACCOMMODATION
- GOOD SIZED ENCLOSED REAR GARDEN
- OFF ROAD PARKING TO FRONT

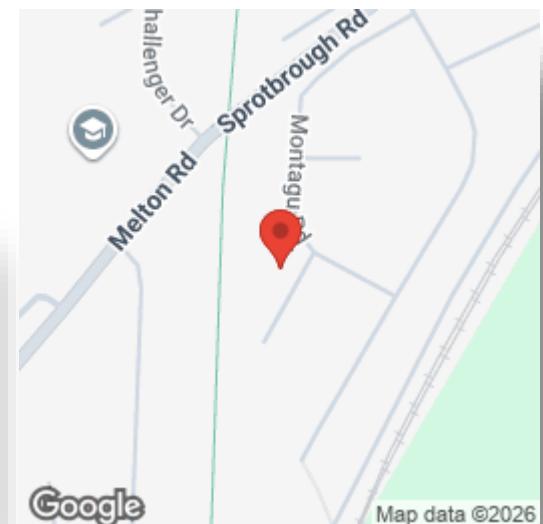
Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£180,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
DCR125525 - 0003

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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.

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