



Edlington Lane, Warmsworth Doncaster

welcome to

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This exceptional two bedroom semi-detached family home is ideal for first time buyers, benefiting from a stunning open plan kitchen living diner over 20 FT in length, a beautiful landscaped rear garden and is conveniently located close to a range of local amenities.



Entrance

A side facing exterior door provides access into the entrance hall which has stairs rising to the first floor landing, an understairs storage cupboard and a central heating radiator.

Lounge

13' 4" into bay x 10' 3" into recess (4.06m into bay x 3.12m into recess)

A beautifully presented lounge with a seated bay fronted double glazed window, a central heating radiator, a TV media feature wall and an oak feature mantle with insert wood burning stove as the focal point of the room. There is insert storage shelving within the alcoves, spotlights and laminate flooring.

Kitchen Living Diner

20' 10" max x 13' 4" (6.35m max x 4.06m)

Fitted with a range of wall and base units with complimentary work surfaces which incorporates the wine cooler, fridge and under wall unit lighting. The kitchen has plumbing for a washing machine, space for a dishwasher, a built-in electric hob, an electric oven and grill and a focal island which houses the sink and drainer with mixer tap. The kitchen is open to the living/dining area which has rear and side facing double glazed windows and rear facing French doors providing an abundance of natural light. There is a TV media feature wall, a central heating radiator and laminate flooring.

First Floor Landing

Bedroom One

13' 1" Into Bay x 13' 4" Max (3.99m Into Bay x 4.06m Max)

With a front facing double glazed bay window, a central heating radiator and spotlights to the ceiling.

Bedroom Two

13' 3" Max x 11' 3" (4.04m Max x 3.43m)

With a rear facing double glazed window, spotlights to the ceiling and a central heating radiator.

Bathroom

Fitted with a low flush WC, a hand wash basin on a vanity unit and an L shaped bath with mixer tap and shower over. There is an extractor fan, a side facing obscure double glazed window, downlights to the ceiling and tiled splashback.

Second Floor

With stairs rising from the first floor landing.

Attic Space

Housing the wall mounted boiler and provides a range of storage space.

Outside

To the front of the property there is a block-paved driveway providing ample off-road parking. A side footpath leads directly to the front entrance. At the rear there is a beautifully landscaped garden offering excellent privacy. It features a patio area, lawned sections, tiered sleepers, a garden shed, a brick-built barbecue grill and a pergola to the side.



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Edlington Lane, Warmsworth Doncaster

- TWO BEDROOM SEMI-DETACHED FAMILY HOME
- OPEN PLAN KITCHEN LIVING DINER WITH FOCAL ISLAND
- BAY FRONTED TV MEDIA FEATURE LOUNGE
- LUXURY SPACIOUS BATHROOM
- ATTIC SPACE PROVIDING AMPLE STORAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125486 - 0002

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