



**Spring Gardens, Cantley Doncaster**



**welcome to**

## **Spring Gardens, Cantley Doncaster**

GUIDE PRICE £290,000-£300,000. Enjoying an idyllic location with outstanding views to the front and rear is this spacious four bedroom end-terraced home with ample off road parking and an enclosed lawned garden to the side. The property benefits from a home office with its own entrance.



### Entrance Hall

With a front facing sealed unit door, a central heating radiator, high polished tiled floor and an understairs storage cupboard. A sealed unit door gives access to the utility room.

### Lounge

23' x 14' 5" ( 7.01m x 4.39m )

An attractive lounge with two front facing double glazed bowed windows providing an abundance of natural light and two central heating radiators.

### Dining Kitchen

19' 3" x 8' 3" ( 5.87m x 2.51m )

With a rear facing double glazed window and rear facing French doors which give access to the garden. Fitted with a range of wall and base units with coordinating granite work surfaces housing the inset 1 1/2 bowl sink with mixer tap. There is a breakfast bar and a tiled high gloss floor.

### Utility Room

11' 2" x 10' 8" ( 3.40m x 3.25m )

With a rear facing sealed unit door and a side facing single glazed window. Fitted with wall units with work surfaces beneath which is plumbing for a washing machine and space for a tumble dryer.

### Downstairs W.C.

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a central heating radiator.

### First Floor Landing

With a side facing double glazed window.

### Bedroom One

15' 6" x 10' 5" ( 4.72m x 3.17m )

With two rear facing double glazed windows and a central heating radiator. There is a walk-in wardrobe and access to the loft.

### Bedroom Two

12' 2" x 10' 4" ( 3.71m x 3.15m )

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

### Bedroom Three

10' 7" x 10' 5" ( 3.23m x 3.17m )

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

### Bedroom Four

8' 7" x 9' 4" ( 2.62m x 2.84m )

These measurements include the bulk head for the stairs. With a front facing double glazed window, a central heating radiator and bulk head for the stairs.

### Separate W.C.

With a rear facing obscure double glazed window and a central heating radiator. Fitted with a wash hand basin and WC.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a wash hand basin fitted into a vanity unit, a corner bath and a shower cubicle with shower. There is complimentary tiling and a central heating radiator.

### Outside

A secure gated entry gives access to a courtyard garden which provides ample off road parking. A shared driveway gives access to the rear of the property. To the side of the property is a large enclosed garden with store. To the rear of the property is a low maintenance garden. The property benefits from stunning countryside views.

### Garage / Home Office

The garage has been converted to provide a home office ideal for somebody who works from home.



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## Spring Gardens, Cantley Doncaster

- SOUGHT AFTER VILLAGE LOCATION
- SPACIOUS ACCOMMODATION THROUGHOUT
- ATTRACTIVE LOUNGE
- SPACIOUS DINING KITCHEN
- DOWNSTAIRS WC AND UTILITY ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£290,000-£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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