



**Denehall Road, Kirk Sandall Doncaster**

**welcome to**

## **Denehall Road, Kirk Sandall Doncaster**

Situated in the popular location of Kirk Sandall is this well-presented extended four bedroom detached home boasting a spacious lounge, a dining kitchen, a generous garden to the rear, off road parking and a garage.



## **Entrance Hall**

With a central heating radiator, a storage cupboard and stairs which rise to the first floor landing. A door gives access to the lounge and dining room.

## **Lounge**

23' 11" x 10' 3" ( 7.29m x 3.12m )

With a rear facing double glazed window, two central heating radiators, coving to the ceiling, a feature fireplace and patio doors giving access to the conservatory.

## **Conservatory**

With rear and side facing double glazed windows and French doors to the garden.

## **Dining Room**

10' 7" x 8' 9" ( 3.23m x 2.67m )

With a front facing double glazed window, coving to the ceiling, dado rail and a central heating radiator. The dining room is open plan to the kitchen.

## **Kitchen**

10' 9" x 8' 9" ( 3.28m x 2.67m )

With a rear facing double glazed window. Fitted with a range of kitchen wall and base units with coordinating work surfaces housing the composite sink and drainer with mixer tap. The kitchen has an induction hob with extractor hood above, an electric oven, space for a dishwasher and American style fridge-freezer. There is wood effect laminate flooring, under unit lighting and a side facing door gives access to the rear garden.

## **First Floor Landing**

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

## **Bedroom One**

11' 1" x 10' 7" ( 3.38m x 3.23m )

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and a range of fitted wardrobes.

## **Bedroom Two**

9' 10" x 8' 8" ( 3.00m x 2.64m )

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

## **Bedroom Three**

10' 3" x 8' ( 3.12m x 2.44m )

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

## **Bedroom Four**

8' x 5' 11" ( 2.44m x 1.80m )

With a side facing double glazed window, coving to the ceiling and a central heating radiator.

## **Bathroom**

Fitted with a low flush WC, a hand wash basin fitted into a vanity unit with mixer tap and a P-shaped bath with shower over and screen. There is a central heating radiator, tiling to the walls, an extractor fan and a side facing double glazed window.

## **Outside**

To the front of the property there is an open plan lawn with a driveway which in-turn gives access to the garage. To the rear of the property there is a good sized enclosed lawned garden with patio area and garden shed.

## **Garage**



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welcome to

## Denehall Road, Kirk Sandall Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- CONSERVATORY
- DRIVEWAY AND GARAGE
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£225,000**



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