



Nunnington Way, Kirk Sandall Doncaster

welcome to

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This three bedroom three storey end-townhouse offers well-presented spacious accommodation throughout and has off road parking to the front and a fabulous garden to the rear.



Entrance Hall

With a front facing sealed unit door and tiled flooring.

Kitchen

15' 10" x 7' 7" (4.83m x 2.31m)

With a front facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the ceramic sink and drainer with mixer tap. The kitchen has a four ring gas hob with splashback and extractor above, an electric oven, plumbing for a washing machine and dishwasher and an integrated fridge.

Lounge

19' to bay x 13' 7" (5.79m to bay x 4.14m)

With a rear facing bay with French doors giving access to the rear garden, two central heating radiators, a useful storage cupboard, coving to the ceiling and a modern wall mounted electric contemporary style fire. The lounge is open plan to the dining/family room.

Dining Room

8' 8" x 9' 11" (2.64m x 3.02m)

With tiled flooring and space for a dining table and chairs. The dining room extends to the family room.

Family Room

15' 10" x 10' 7" (4.83m x 3.23m)

A fantastic space which is ideal for a growing family with rear and side facing double glazed windows, a central heating radiator, tiled flooring and downlights to the ceiling.

First Floor Landing

From the entrance hall stairs rise to the first floor landing where there is a central heating radiator and stairs which rise to the second floor.

Bedroom Two

14' 7" x 9' 9" (4.45m x 2.97m)

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

Bedroom Three

13' 6" x 8' 7" (4.11m x 2.62m)

With two front facing double glazed windows and a central heating radiator.

Bathroom

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

Second Floor Landing

Bedroom One

24' 2" max x 10' (7.37m max x 3.05m)

With a front facing double glazed window, two central heating radiators, feature panelling to two of the walls and access to the loft. A door gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a Wc, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There is partial tiling to the walls, a heated towel rail and a roof window.

Outside

To the front of the property there is off road parking for two vehicles and leads to the garage (converted). to the rear of the property there is an enclosed artificial lawned garden with decked patio area and a covered decked patio area ideal for entertaining.

Garage

The front of the garage has been converted to create storage/utility space with plumbing for a washing machine whilst the rear has been converted to create a dining room.



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- SOUGHT AFTER LOCATION
- KITCHEN WITH INTEGRATED APPLIANCES
- SUPERB LOUNGE OPEN PLAN TO THE FAMILY/DINING ROOM
- DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

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