



**Insall Way, Auckley Doncaster**



**welcome to**

**Insall Way, Auckley Doncaster**

A spacious three bedroom detached home situated on this sought after development benefiting from an open plan kitchen, utility room, ground floor WC and master bedroom with en-suite. Ideal for growing or extended families.



### **Entrance Hall**

With a front facing composite door and a central heating radiator.

### **Downstairs W.C.**

Fitted with a low flush WC, a wash hand basin, extractor fan and a central heating radiator.

### **Lounge**

17' 9" x 10' 6" ( 5.41m x 3.20m )

With front and side facing double glazed windows and two central heating radiators.

### **Kitchen Diner**

17' 9" x 9' 5" max ( 5.41m x 2.87m max )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an integrated fridge-freezer, gas hob with extractor fan above and an electric oven. There are two central heating radiators, front and side facing double glazed windows, tiled flooring and space for a dining table and chairs. The kitchen diner is open to the conservatory and a door gives access to the utility room.

### **Utility Room**

5' 8" x 5' 5" max ( 1.73m x 1.65m max )

With work surfaces beneath which is space for white goods. A side facing composite door gives access to the driveway.

### **Conservatory**

12' 1" x 8' 9" ( 3.68m x 2.67m )

With rear and side facing double glazed windows and rear facing French doors which lead out to the garden. There is an electric radiator, tiled flooring and downlights.

### **First Floor Landing**

With a rear facing double glazed window, a central heating radiator and access to the loft.

### **Bedroom One**

13' 3" x 12' 2" max ( 4.04m x 3.71m max )

With a front facing double glazed window, a central heating radiator, built-in wardrobes and access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is a front facing obscure double glazed window, a heated towel rail, partial tiling to the walls, tiled flooring and downlights.

### **Bedroom Two**

10' 10" x 9' 8" max ( 3.30m x 2.95m max )

With a front facing double glazed window, a central heating radiator and a built-in storage cupboard housing the bulk head for the stairs.

### **Bedroom Three**

8' 10" x 7' 4" max ( 2.69m x 2.24m max )

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

### **Bathroom**

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap. There is partial tiling to the walls, tiled flooring, downlights and a heated towel rail.

### **Outside**

Situated on a corner plot to the front of the property there is a pathway to the front entrance with shrubs. To the side of the property there is an enclosed lawned garden with patio areas, a pathway and various shrubs, plants and trees. To the rear of the property there is a driveway providing off road parking which leads to the detached garage.

### **Garage**

16' 10" x 8' 11" ( 5.13m x 2.72m )



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welcome to

## Insall Way, Auckley Doncaster

- SPACIOUS THREE BEDROOM DETACHED HOME
- WELL-PRESENTED THROUGHOUT
- DRIVEWAY AND GARAGE
- CONSERVATORY
- BEAUTIFULLY LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125716 - 0002

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