



**Lord Porter Avenue, Stainforth Doncaster DN7 5GA**



**welcome to**

**Lord Porter Avenue, Stainforth Doncaster**

Welcome to Lord Porter Avenue! A stunning three bedroom detached property in Stainforth! Offering field views to the rear, two reception rooms and master bedroom with en-suite this property would make the ideal family home! Call us on 01302 842999 to arrange your viewing!



### **Entrance Hall**

Including laminate floor covering and stairs rising to the first floor.

### **Cloakroom**

Featuring a WC, wash hand basin, a central heating radiator and laminate floor covering.

### **Lounge**

10' x 17' 8" ( 3.05m x 5.38m )

Including a rear facing double glazed window, gas fire, carpet floor covering, a central heating radiator and a rear facing French doors.

### **Dining Room**

9' 9" + bay window x 8' 4" ( 2.97m + bay window x 2.54m )

Featuring a front facing double glazed bay window, laminate floor covering and a central heating radiator.

### **Kitchen**

8' 7" x 9' 8" ( 2.62m x 2.95m )

The fitted kitchen, which includes both wall and base units, features a front facing double glazed window, vinyl floor covering, an oven and hob, spot lights, a dish washer, a fridge and a sink and drainer unit.

### **Utility Room**

6' 3" x 6' 1" ( 1.91m x 1.85m )

Comprising of a central heating radiator, a sink and drainer unit, vinyl floor covering, spotlights and base units.

### **Landing**

Featuring a side facing double glazed window, carpet floor covering, loft access and a central heating radiator.

### **Bedroom One**

10' 1" x 12' 2" ( 3.07m x 3.71m )

Including a rear facing double glazed window offering field views, carpet floor covering and a central heating radiator.

### **En Suite**

Comprising of a WC, wash hand basin, a walk in shower, a central heating radiator and a side facing double glazed window.

### **Bedroom Two**

13' 5" max x 9' 8" max ( 4.09m max x 2.95m max )

Comprising of a front facing double glazed window, a central heating radiator and a carpet floor covering.

### **Bedroom Three**

7' 8" x 10' 2" ( 2.34m x 3.10m )

Including a front facing double glazed window, carpet floor covering and a central heating radiator.

### **Bathroom**

Featuring a WC, wash hand basin, a rear facing double glazed window, a bath, a central heating radiator and partial tiling where visible.

### **Rear Garden**

Featuring a lawn space and a paved area.

### **Garage**

8' 7" x 8' 1" ( 2.62m x 2.46m )

Including electrical sockets and an up and over door.



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## **Lord Porter Avenue, Stainforth Doncaster**

- Three Bed Detached Property
- Field Views To The Rear
- Off Street Parking & Garage
- Ideal Family Home
- Two Reception Rooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

# £195,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HTF106211 - 0006

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