



## 20 Church Lane

Wadworth, Doncaster, DN11 9BP

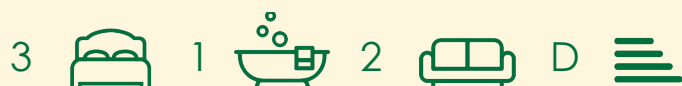
Asking Price £300,000

A rare opportunity to purchase an immaculately presented and deceptively spacious 3 bedroom semi detached house occupying an enviable corner position with generous plot and fantastic annexe to rear. The property in brief comprises; entrance hallway, lounge with feature fireplace, open plan kitchen/dining room, utility room, boot room/WC, formal lounge/study with gas stove and conservatory extension, three bedrooms and family bathroom with 5 piece suite. Outside; gated access to the front leading to block paved driveway providing ample off road parking and further secure gate leading to a manicured and private rear garden with spacious 1 BEDROOM ANNEXE offering SELF CONTAINED living accommodation ideal for a dependant relative/Teenager. A truly unique property, ideally located on a quiet cul de sac within Wadworth village which must be viewed to be appreciated

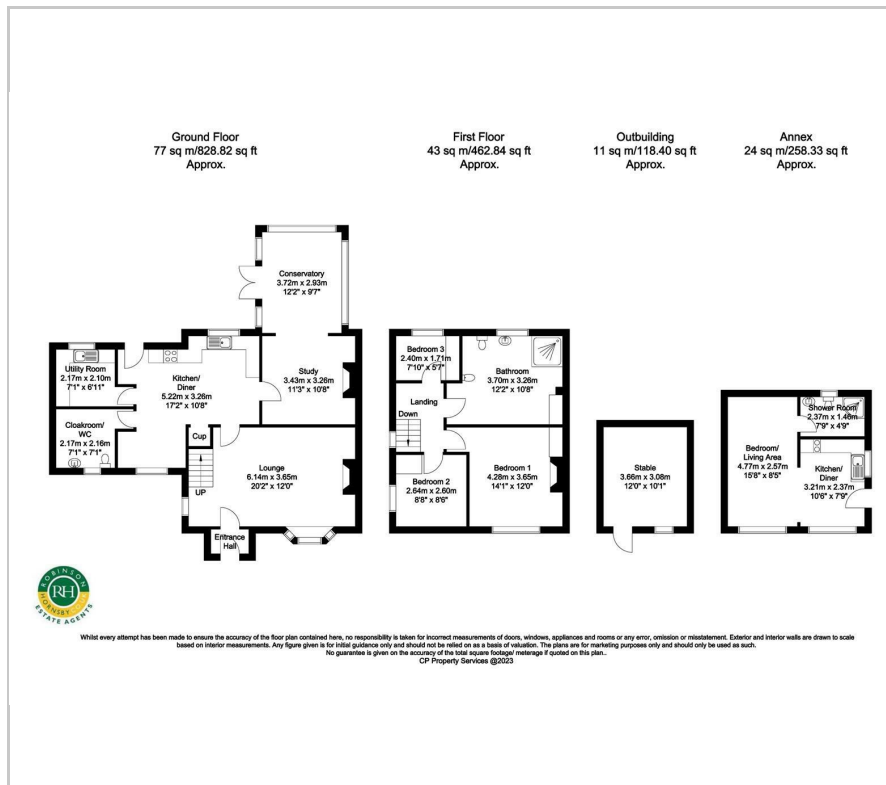
- Semi detached house
- Three bedrooms
- Open plan kitchen/dining room
- Utility room and Boot room/WC
- Formal lounge/study and Conservatory extension
- family bathroom with 5 piece suite
- Corner position with generous plot
- Manicured gardens and ample off road parking
- Self contained annexe to the rear
- Beautifully presented throughout

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



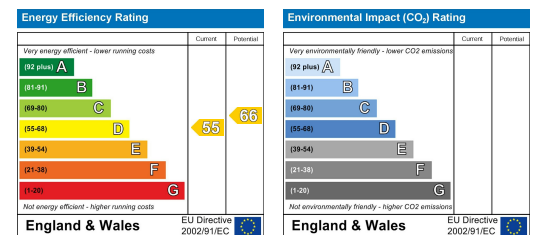
## Floor Plan



## Area Map



## Energy Efficiency Graph



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