

HUNTERS[®]

HERE TO GET *you* THERE



Lindley Court

Finningley, DN9 3RE

£290,000



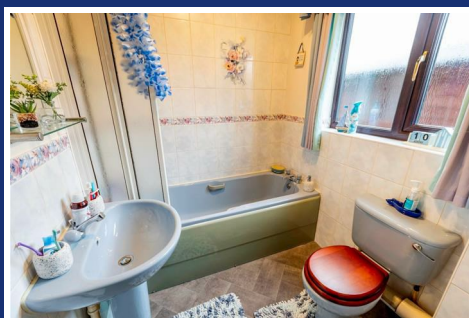
Council Tax: D



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ACCOMMODATION

Porched entrance with external wall light, composite double glazed door with two glass panels leading into:

L SHAPED ENTRANCE HALLWAY

17'8" x 8'5" to maximum dimensions (5.41m x 2.59m to maximum dimensions)

Providing access to Lounge, Kitchen, three Bedrooms and Bathroom. Store cupboard, dado rail and radiator.

KITCHEN

11'10" x 8'9" (3.63m x 2.67m)

Fitted kitchen with wall and base units with complementary worksurfaces, integrated electric oven, four ring gas hob and extractor fan over, tiled splashbacks, space for fridge, washing machine and dishwasher, spotlights to ceiling, vinyl flooring, breakfasting table over the radiator, double glazed composite door with two glass panels to the rear elevation.

LOUNGE DINER

20'8" x 16'2" (6.32m x 4.94m)

Central fireplace with wood surround housing gas flame effect fire, TV and telephone points, bay window to the front elevation and two radiators.

BEDROOM ONE

11'3" x 12'10" (3.44m x 3.93m)

Window to the front elevation, dimmer switch, radiator and door leading into:

EN SUITE

6'3" x 6'2" (1.91m x 1.90m)

Matching white suite comprising pedestal wash

hand basin with vanity unit over, low level flush w.c., corner shower unit, shaving socket, half tiled walls, radiator, window to the side elevation.

BEDROOM TWO

11'3" x 10'11" (3.45m x 3.35m)

Built in wardrobes with cupboards over, separate low level vanity unit, window to the rear elevation and radiator.

BEDROOM THREE

6'2" x 10'11" (1.90m x 3.35m)

Window to the rear elevation and radiator.

BATHROOM

9'9" x 6'2" (2.98m x 1.90m)

Half tiled bathroom with matching light blue suite comprising panelled bath with electric shower over, wash hand basin with mirror over and shelf, low level flush w.c., extractor fan to ceiling, spotlights, vinyl flooring, window to the side elevation, airing cupboard housing the water tank and shelving.

EXTERNALLY

The front garden is laid to lawn with block paving providing off street parking for several vehicles and leads to the brick built double Garage (5.20m x 5.34m) with outside light over, power and lighting and roof storage. The rear garden is accessed from either side via gates and is laid mainly to lawn with paving, mature borders, two external taps and wooden tool shed to the side.

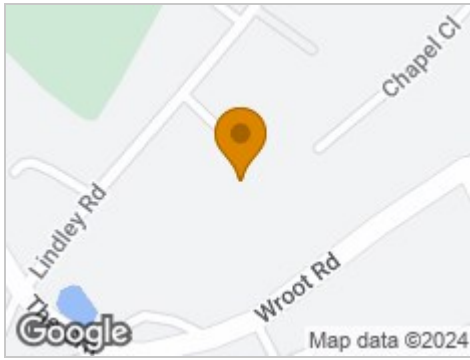
COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'D'

TENURE - FREEHOLD



Road Map



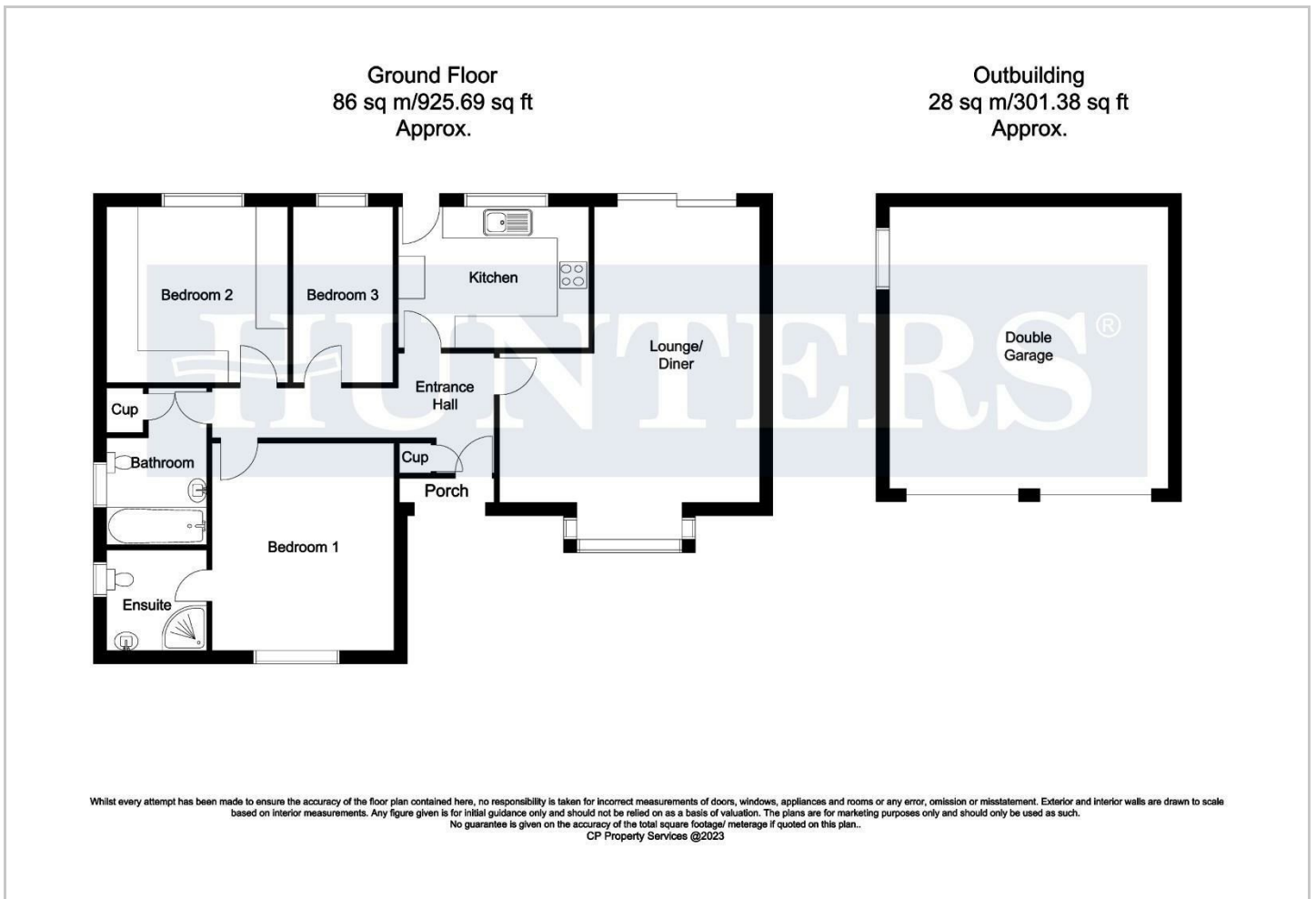
Hybrid Map



Terrain Map



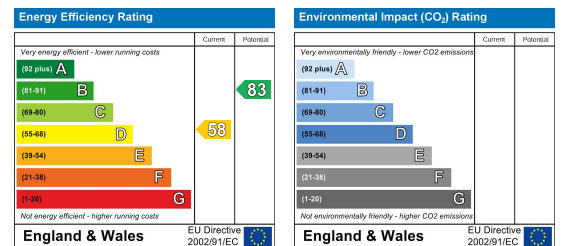
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.