

# HUNTERS<sup>®</sup>

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## Elm Drive

Finningley, DN9 3EF

Offers In The Region Of £200,000



Council Tax: B



# 23 Elm Drive

Finningley, DN9 3EF

Offers In The Region Of £200,000



## DESCRIPTION

Briefly the property comprises three Bedrooms, Lounge Diner, Kitchen and Bathroom whilst outside are gardens to the front and rear with Garage and driveway allowing off street parking. The property also benefits from gas central heating, double glazing and solar panels.

Finningley lies on the A614 between Bawtry and Thorne and is six miles south east of the city of Doncaster. The village has many amenities including Doctors Surgery, Post Office, shops, Church, primary school and public house and is well located for access to the motorway network and the east coast mainline via Doncaster.

## ACCOMMODATION

The property is accessed via a white uPVC door to the side with glass panels leading into:

### ENTRANCE HALLWAY

14'7" x 2'10" (4.46 x 0.87)

Providing access to the Lounge Diner, Kitchen, Bedrooms and Bathroom, two cupboards one housing the Worcester boiler, wall mounted thermostat.

### LOUNGE DINER

13'6" x 24'2" (4.12 x 7.37)

Central fireplace with wood surround, beam to ceiling, t.v. point, bay window to the front elevation, two radiators and door leading into Bedroom.

### KITCHEN

8'9" x 11'11" (2.69 x 3.65)

Wall and base units in cream with complementary work surface, built in Lamona cooker, four ring induction hob with extractor fan over, space for

fridge freezer, space and plumbing for washing machine, one and a half stainless steel sink with mixer tap, wine rack in wall unit, smoke alarm, vinyl flooring, window to the front elevation and radiator.

### BEDROOM ONE

9'10" x 11'6" (3.00 x 3.53)

Windows to the rear and side elevations and radiator.

### BEDROOM TWO

8'11" x 8'5" (2.72 x 2.59)

Window to the rear elevation and radiator.

### BEDROOM THREE

8'10" x 8'6" (2.71 x 2.61)

Double doors to the rear elevation leading out to the patio, radiator.

### BATHROOM

7'10" x 5'2" (2.41 x 1.59)

Matching white suite comprising panel bath with shower over, pedestal sink, low level flush w.c., towel rail, vinyl flooring, window to the front elevation and radiator.

### EXTERNALLY

To the front the garden is laid mainly to lawn with mature borders, block paved driveway leading to the Garage and off road parking for a number of vehicles. The rear garden is accessed from a side gate and is mainly laid to lawn with paved patio area, mature borders and trees, wooden tool shed.

### GARAGE

8'7" x 16'9" (2.64 x 5.12)

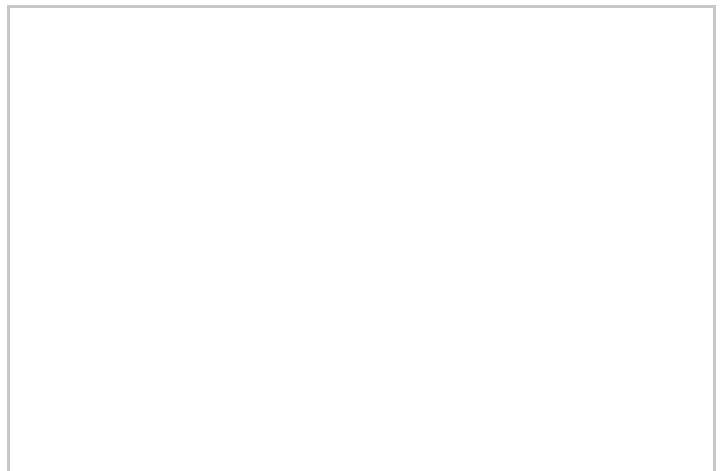
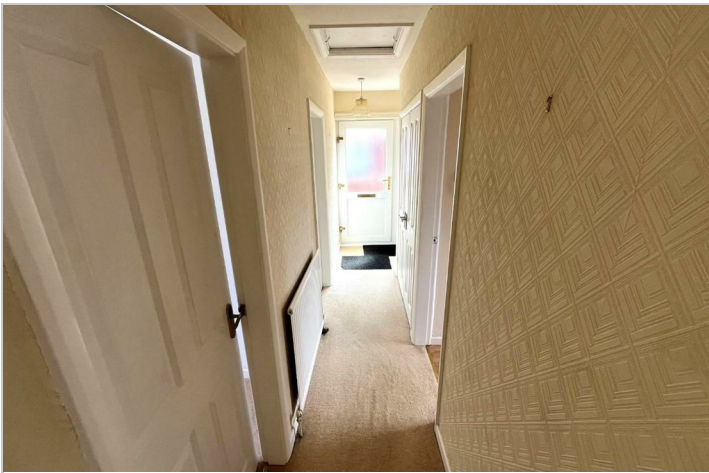
With up and over door, shelving, power and lighting.



## COUNCIL TAX

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

TENURE - FREEHOLD



## Road Map



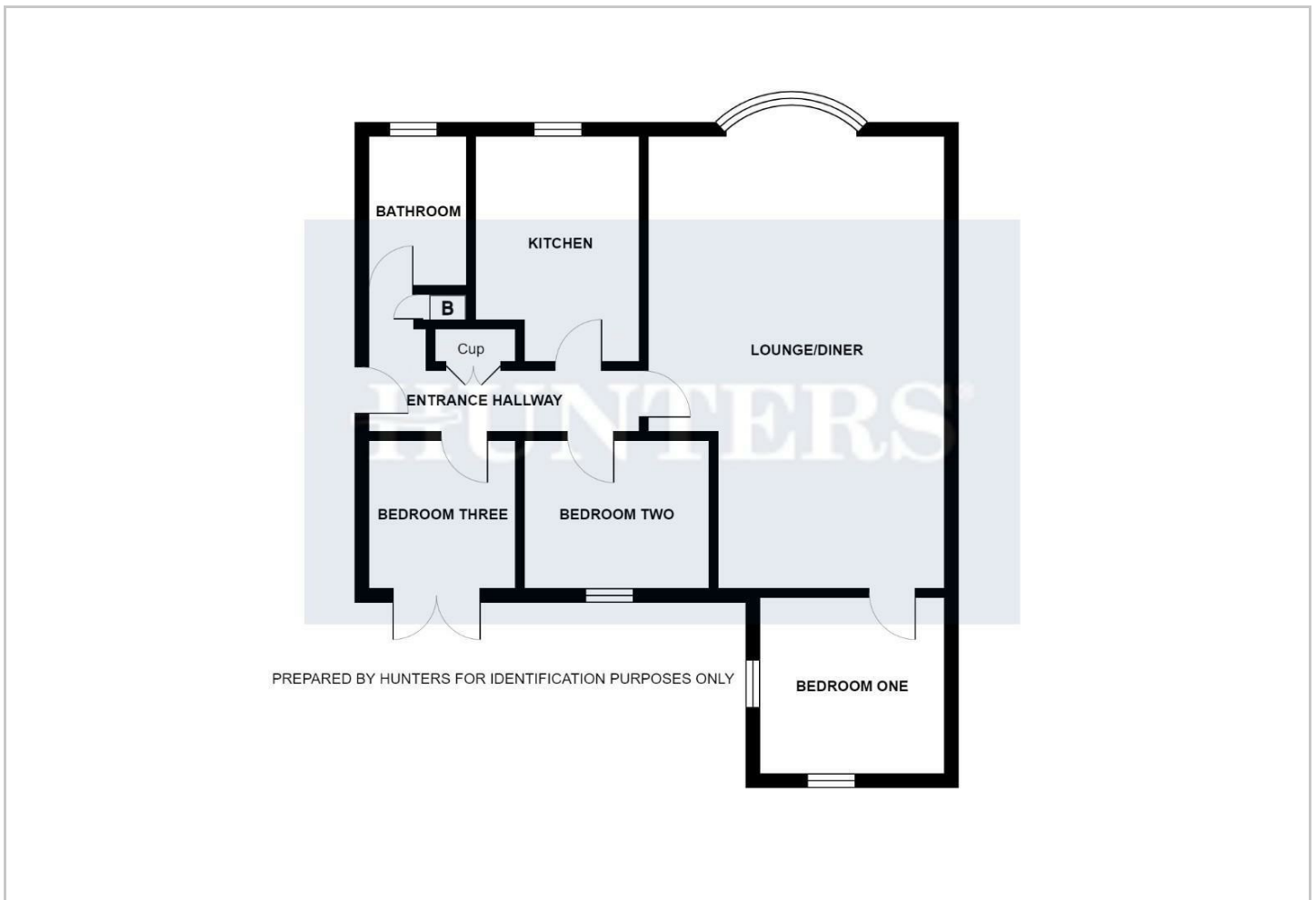
## Hybrid Map



## Terrain Map



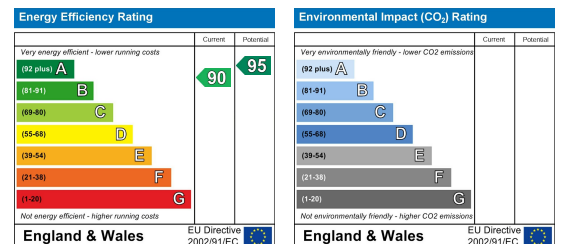
## Floor Plan



## 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.