









# welcome to

# **Lime Tree Grove, Thorne Doncaster**

Offered to the market is this spacious three bedroom semi-detached home positioned close to local amenities. This property is perfect for first time buyers or investors with off-street parking, large rear garden & detached garage. VIEWING ESSENTIAL!













#### **Entrance Hall**

Entering into the property there is a front facing uPVC door, carpet floor covering & a centrally heated radiator.

## Lounge

16' x 14' 5" ( 4.88m x 4.39m )

The lounge comprises of a front facing triple glazed bay window, gas fire, carpet floor covering & a centrally heated radiator.

## **Dining Room**

13' 2" x 8' 11" ( 4.01m x 2.72m )

The dining room comprises of two rear facing triple glazed doors leading onto the rear garden, a centrally heated radiator & carpet floor covering.

#### **Shower Room**

The shower room comprises of a low flush W/C, walk in shower, wash hand basin, heated towel rail & linoleum floor covering.

#### **Kitchen**

10' 9" x 9' 7" ( 3.28m x 2.92m )

The kitchen comprises of fitted wall & base units, tiled flooring, a rear facing triple glazed window, a side facing triple glazed window, fitted sink & drainer, a centrally heated radiator, gas hob & a side facing uPVC door.

## Landing

With stairs rising from the ground floor entrance hall, the landing provides access to all first floor living spaces including three bedrooms & family bathroom, there is also a side facing triple glazed window, loft access & carpet floor covering.

#### **Bedroom One**

9' 4" x 8' 11" ( 2.84m x 2.72m )

Bedroom one comprises of a front facing triple glazed window, built in wardrobe, carpet floor covering & a centrally heated radiator.

### **Bedroom Two**

9' 2" x 9' 2" ( 2.79m x 2.79m )

Bedroom two comprises of a rear facing triple glazed window, built in wardrobe, carpet floor covering & a centrally heated radiator.

#### **Bedroom Three**

8' 1" x 6' 4" ( 2.46m x 1.93m )

Bedroom three comprises of a rear facing triple glazed window, carpet floor covering and a centrally heated radiator.

#### **Bathroom**

The bathroom comprises of a front facing triple glazed window, W/C, wash hand basin, bath with hot & cold taps, full tiling to walls & carpet floor covering.

### Garage

19' 8" x 11' 8" ( 5.99m x 3.56m )

The garage comprises of dropped kerb access, two gates, electrically operated door, a side window, a side door & a power supply.

### **Outside & Exterior**

To the front of the property there is a pattern concrete driveway & a low maintenance lawn area.

To the rear of the property there is a well manicured garden, pattern concrete patio area & a shed.





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# **Lime Tree Grove, Thorne Doncaster**

- Well Presented Three Bedroom Semi-Detached
- Stunning Rear Garden
- Excellent First Home Or Family Home
- Close To Local Amenities
- Off-Street Parking & Garage

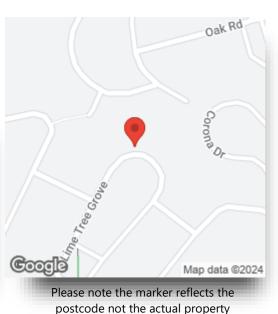
Tenure: Freehold EPC Rating: D

£165,000





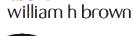




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Property Ref: THN104886 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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