









welcome to

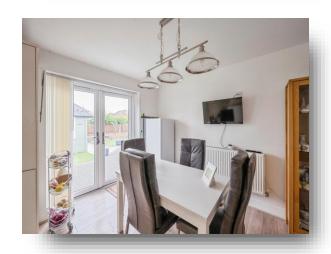
Melton Too Thorne Road, Sandtoft Doncaster

William H Brown are proud to present this beautiful three bedroom detached bungalow set in a popular village location, perfectly presented and ideal for those seeking one level living, three good size bedrooms, open plan kitchen/diner & separate lounge area, off street parking plus a garage.













Entrance Hall

Entering into the home through the composite door, you are welcomed into a spacious entrance hall with laminate floor & centrally heated radiator.

Kitchen

22' 7" x 11' 11" (6.88m x 3.63m)

This well designed kitchen benefits from fitted wall and base units with laminate flooring, finished to a high standard with a central island this room is perfect for entertaining and everyday living. french doors lead to the low maintenance garden.

Lounge

18' 3" x 16' 3" (5.56m x 4.95m)

The lounge benefits from a front facing double glazed window and an additional 2 side facing windows, this bright and airy space is perfect foe relaxing, there are 2 centrally heated radiators and laminate floor covering.

Bedroom One

15' 9" x 15' 11" (4.80m x 4.85m)

The master bedroom is very spacious and benefits from an en-suite, french doors lead to the garden and also benefits from 2 side facing double glazed windows and a centrally heated radiator.

Bedroom Two

13' 7" x 10' 8" (4.14m x 3.25m)

Bedroom two comprises of a side facing double glazed window, laminate floor covering and fitted sliding door wardrobes.

Bedrom Three

12' 2" x 11' 3" (3.71m x 3.43m)

Bedroom three is another double sized room comprising of a front facing double glazed window, laminate floor covering and a centrally heated radiator.

Bathroom

The bathroom comprises of a walk in shower, low level flush w/c, sink and a heated towel rail.

Outside & Eeterior

To the front of the property there is a block paved driveway with car access to the garage, the rear of the property is a low maintenance with an artificial lawn and block paving, there is a large shed in the garden which could be split into 2 rooms, one side for storage and one for a home office.

En-Suite

This en-suite comprises of a double glazed window, low flush w/c, the sink is set in a vanity unit and a shower cubicle with ceiling spotlights.





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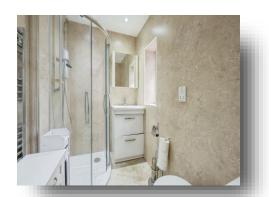
Melton Too Thorne Road, Sandtoft Doncaster

- Detached Bungalow
- Beautifully Presented
- Off Street Parking & Garage
- Private Rear Garden
- Viewing Essential

Tenure: Freehold EPC Rating: D Council Tax Band: E

offers over

£325,000









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Property Ref: THN105324 - 0003 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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