

**FOR
SALE**



3 LABURNUM GROVE
CONISBROUGH
DN12 2JW

OFFERS AROUND £139,995

- Semi-detached House
- Gas Central Heating
- Lounge
- Bathroom
- Council Tax Band A
- Three Bedrooms
- Upvc Double Glazing
- Kitchen/diner
- Front & Rear Gardens
- Energy Performance Rating D

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR
Registered in England No. 01758008
TELEPHONE (01709) 864414
E.MAIL: karen.myers@dunstanproperty.co.uk



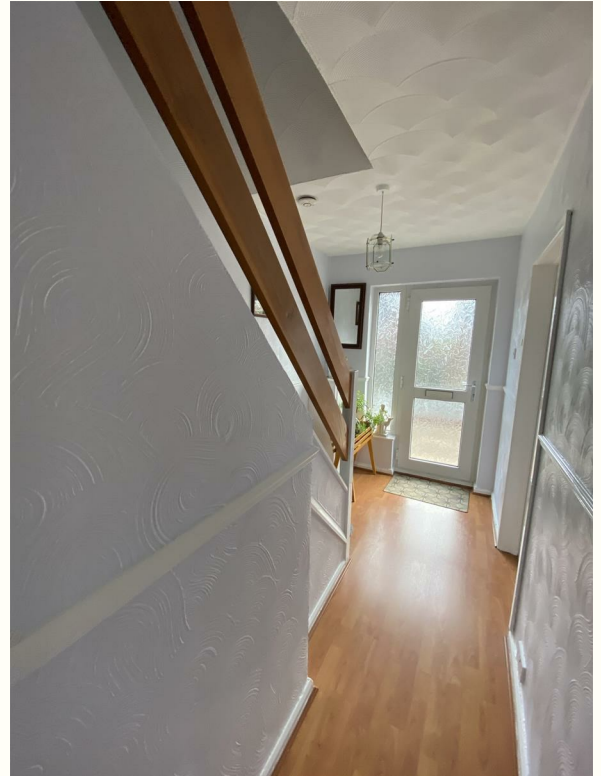
Briefly comprising:

Entrance:

Upvc glazed door with matching side panel leads to:

Entrance hallway:

Ranch style staircase leading off. Electric wall heater. One double power point. Dado rail. Smoke alarm. Laminate flooring.



Entrance hallway:



Lounge:

14'3"max x 12'7"max (4.34mmax x 3.84mmax)

The focal point of this room is the stone fire surround with timber mantel and slightly raised tiled hearth housing the four bar gas fire. Single panelled central heating radiator. One double power point. Ceiling coving. Dado rail.



Lounge:



Lounge:



Kitchen/diner:

20'8"max x 8'8"max (6.30mmax x 2.64mmax)

Fitted with a range of cream wall, and base units with stainless steel pillar handles. Single drainer stainless steel sink unit with mixer tap. Built-under electric oven. Gas hob above inset into wood effect work surfaces. Canopy extractor fan above. Tall larder unit. Peninsula with cupboards beneath. Plumbed for automatic washing machine. Built-in cupboard housing the Ideal boiler which serves both the gas central heating system and the domestic hot water supply. Wall mounted four bar gas fire. Double panelled central heating radiator. Two double power points. One single power point plus those concealed serving the electrical appliances. Ceiling coving. Dado rail. Triple windows. Ceramic tiled floor. Half glazed Upvc door leading to the side of the property.



Kitchen/diner:



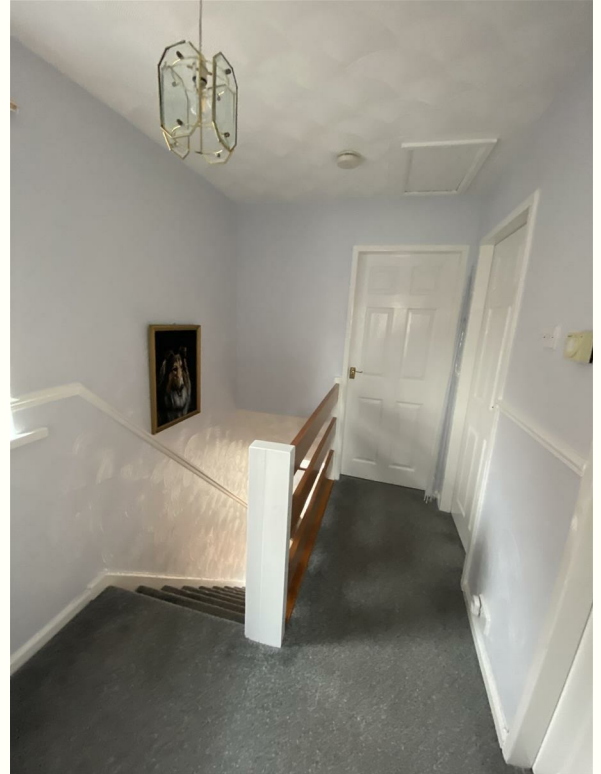
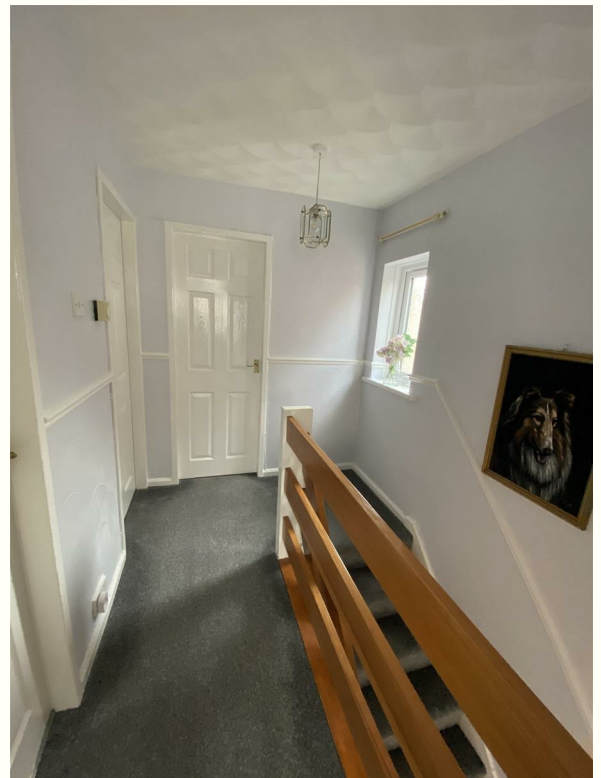
Kitchen/diner:



Staircase:

First floor landing:

Ranch style balustrade. One double power point. Dado rail. Window allowing natural light. Smoke alarm. loft hatch

**First floor landing:**

Bedroom no.1 front double:

14'2"max x 12'8"max (4.32mmax x 3.86mmax)

Single panelled central heating radiator. One double power point. Dado rail.

**Bedroom no.1 front double:****Bedroom no.2 rear double:**

14'2"max x 10'7"max (4.32mmax x 3.23mmax)

Single panelled central heating radiator. One double power point. Dado rail. Built-in cupboard with hanging rail. Airing cupboard housing the jacketed cylinder with useful storage above.



Bedroom no.2 rear double:



Bedroom no.3 front:

9'4"max x 7'4"max (2.84mmax x 2.24mmax)

Single panelled central heating radiator. One single power point. Dado rail.
Built-in cupboard for useful storage.

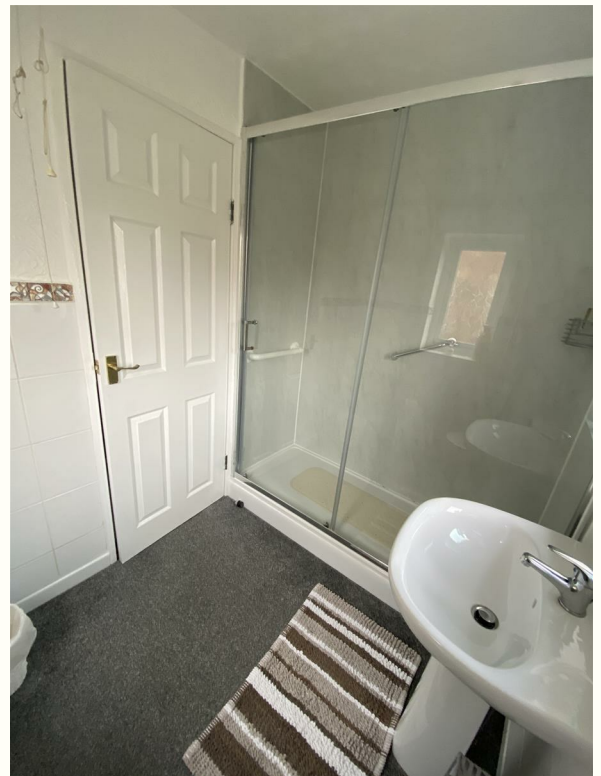


Bedroom no.3 front:



Bathroom:

Fitted with a double shower compartment housing the Triton T80 electric shower. Pedestal wash-hand basin with mixer tap and push button low flush W.C. Single panelled central heating radiator. Twin aspect windows. Complimentary tiling.

**Bathroom:**

Exterior:

The front of the property has wrought iron pedestrian gate which leads to the footpath and extends past the side of the property to the rear. The front garden is laid to flags and decorative pebbles, bounded by brick walling topped with wrought iron railings and timber fencing. The private and enclosed rear garden which is bounded by timber fencing with concrete post. Timber garden shed. Concrete coal bunker. Courtesy garden tap.

**Exterior:****Exterior:****Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water and drains are all connected to the property.

Council Tax Band:

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band A.

Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

Viewing:

Please contact Agent.

Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	