

Details as provided by the vendor



The Paddock, Doncaster Road, Langold

A substantial and extremely well presented three double bedroom stone built detached bungalow providing over 1550 square feet of immaculate family living accommodation, along with a three car garage and outstanding landscaped gardens to the front and rear. The indoor space to this stunning bungalow has to be viewed to fully appreciate what is being offered and briefly comprises of: Reception hall/sitting room, lounge dining room, dining kitchen, utility room, rear hall way with generous storage cupboards, three double bedrooms, ensuite bathroom and a four piece family bathroom.

Asking Price Of £450,000

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The outside space to this bungalow is absolutely superb and sits nicely back from the road behind lawned gardens and a generous driveway leading to the side of the property. Wrought iron gates give vehicle access to further parking space at the rear as well as a detached garage which offers space for three cars and a useful garden toilet to the side.

These outstanding manicured gardens will not fail to impress and enjoys various seating areas with well kept trees, shrubs and beautiful flowers to the borders along with an allotment area, summer house and small pond, a stunning place to sit and unwind.

This impressive family sized bungalow offers generous living space throughout and boasts a large farm house style dining kitchen with access to the utility room. There is a spacious lounge dining room with feature fire place and french doors opening to a paved outdoor seating area, three generous double bedrooms, large ensuite and a four piece family bathroom.

FRONT ROOM

15' 1" x 11' 7" (4.6m x 3.53m)



LOUNGE

24' 0" x 23' 2" (7.32m x 7.06m) Reducing To 15'11"



DINING KITCHEN

15' 7" x 12' 10" (4.75m x 3.91m)



UTILITY ROOM

12' 10" x 7' 3" (3.91m x 2.21m)



MAIN BEDROOM

13' 11" x 11' 1" (4.24m x 3.38m) To Wardrobes



ENSUITE

9' 10" x 5' 3" (3m x 1.6m)



BEDROOM TWO

15' 5" x 9' 8" (4.7m x 2.95m)



BEDROOM THREE

11' 10" x 9' 8" (3.61m x 2.95m)



FAMILY BATHROOM

11' 4" x 9' 10" (3.45m x 3m)



INNER HALLWAY



GARDEN



DATED - 31/05/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

