



25 Park Lane, Doncaster, DN4 5LG

**Offers In The Region Of £270,000**

An extremely deceptive and spacious extended bungalow occupying a generous plot within a sought after area. Located within easy reach of local bus routes, shops, motorway links and nearby schools this property is brought to the market with no chain. The private garden is another highlight, offering a peaceful retreat for the whole family. Whether you want to enjoy a morning coffee, host a barbecue, or simply unwind after a long day, this outdoor space provides the perfect setting. Parking will never be an issue, as the property boasts a blocked paving for multiple vehicles, giving you peace of mind.

## **Entrance**

**Lounge 17'0" x 12'4" (5.19 x 3.78)**

**Bedroom One 12'4" x 9'4" (3.77 x 2.85)**

**Bedroom Two 9'0" x 7'11" (2.76 x 2.42)**

**Bedroom Three 12'8" x 8'5" (3.87 x 2.57)**

**Kitchen 16'10" x 8'4" (5.15 x 2.55)**

**Shower Room 8'4" x 4'3" (2.55 x 1.32)**

**Sun Room 17'5" x 9'11" (5.31 x 3.03)**

**Garage 16'4" x 7'8" (4.99 x 2.36)**

## **Garden**

## **Outside**

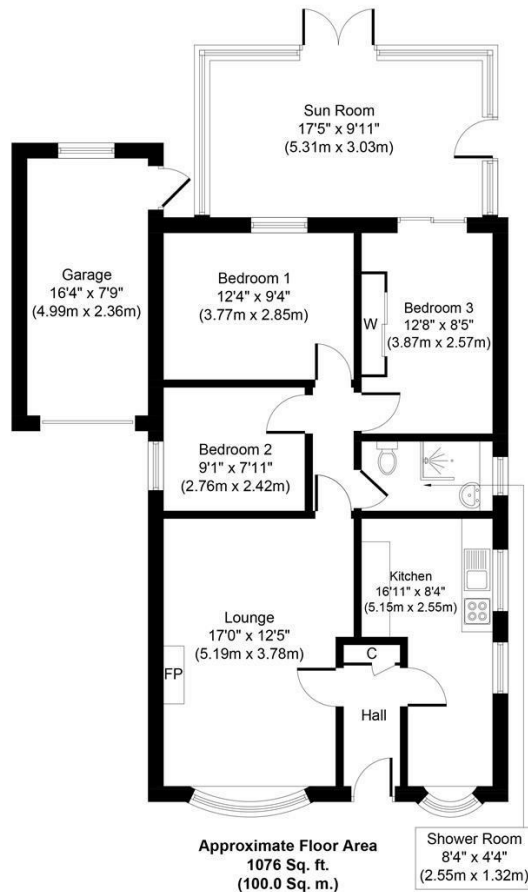
## **Material Information**

Doncaster Council

Freehold

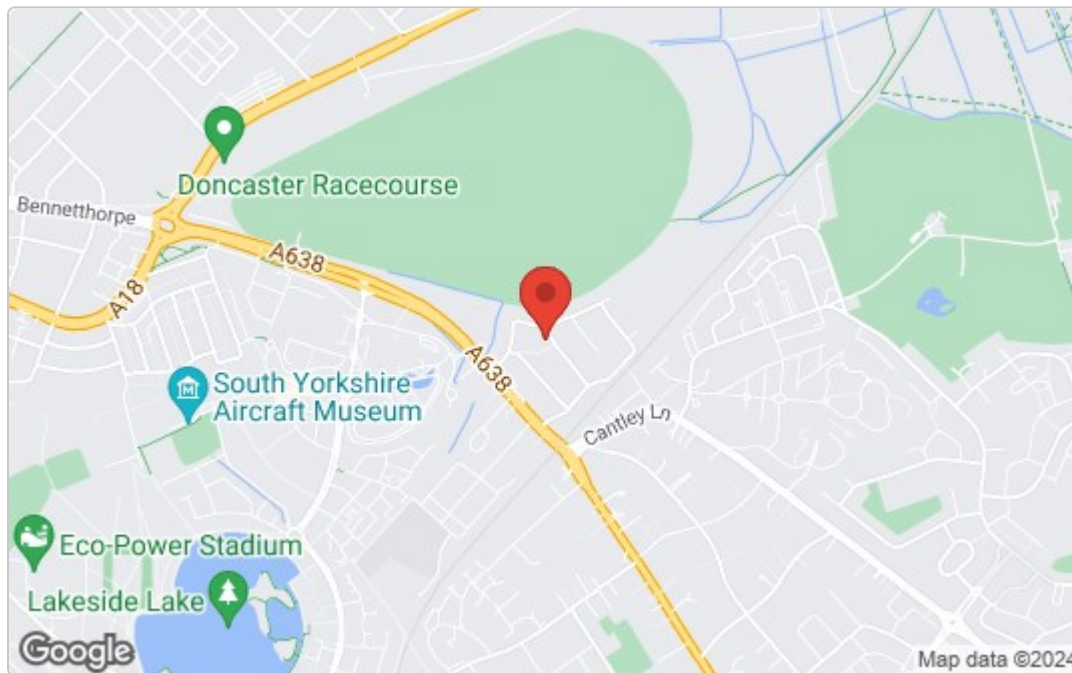
Tax Band D

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

**Tel: 01709 590472** E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

**Offices also at: Rotherham, Barnsley, Doncaster & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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