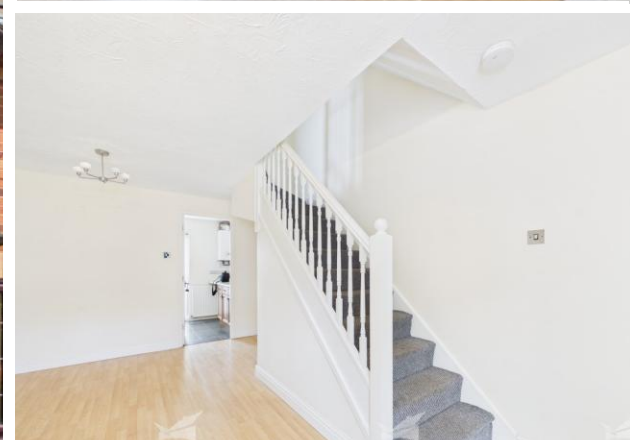


ON HOLD



Kennington Grove, Edlington Park
Guide Price £130,000


MARTIN&CO



Kennington Grove, Edlington Park

2 Bedrooms, 1 Bathroom

Guide Price £130,000

- Much Sought after cul-de-sac location.
- Open views to rear.
- Two double bedrooms.
- Chain free.

Situated in the popular residential area of Edlington Park, this well-presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, small families, or investors alike.

The property features a bright and welcoming lounge, a fitted kitchen with ample storage and two well-proportioned bedrooms. A contemporary family bathroom completes the first-floor accommodation.

Externally, the property benefits from a generous enclosed rear garden, ideal for outdoor entertaining or family enjoyment, while the front provides off-road parking.

Conveniently located close to local shops, schools, parks, and a range of everyday amenities, the property also offers excellent transport links to Doncaster town centre and the A1(M) and M18 motorway networks, making it ideal for commuters.

LIVING ROOM 11' 11" x 17' 4" (3.63m x 5.28m) A bright and spacious front facing living room with feature fireplace and under stairs storage.

KITCHEN 11' 11" x 6' 10" (3.63m x 2.08m) Situated at the rear of the property, comprising a range of wall



and base units with laminate work surface. Electric oven with four ring hob and extractor hood, sink with drainer and mixer tap. Complimented by natural light from the patio doors which lead out onto the garden. The boiler is also located in the kitchen area.

BEDROOM 11' 11" x 8' 11" (3.63m x 2.72m) A front facing double bedroom situated on the first floor.

BEDROOM 11' 11" x 9' 9" (3.63m x 2.97m) A second double bedroom situated on the first floor.

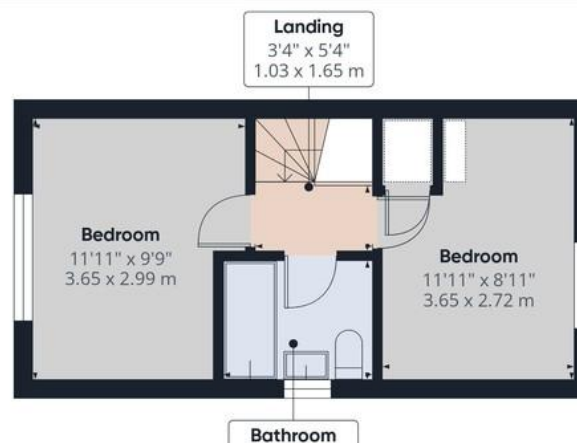
BATHROOM 5' 7" x 6' 10" (1.7m x 2.08m) A family bathroom fitted with a white three piece suite and over bath electric shower.



%epcGraph_c_1_544%



Ground Floor



Approximate total area⁽¹⁾
574 ft²
53.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.