



89 Doncaster Lane, Woodlands , Doncaster, DN6 7LJ

£170,000 - £180,000 Guide Price!! Immaculate Three-Bedroom Semi-Detached Home with Stunning Rear Garden & Open Field Views

This beautifully presented three-bedroom semi-detached property offers stylish and comfortable living throughout, making it an ideal home for families, first-time buyers, or investors alike.

The property is tastefully decorated to a high standard and features a cosy and inviting lounge, perfect for relaxing evenings. To the rear, you'll find a stunning modern kitchen with a dedicated dining area, creating a fantastic space for both everyday living and entertaining. A convenient utility area is located just off the kitchen, providing additional practicality and storage.

Upstairs, the home comprises three well-proportioned bedrooms along with a modern family bathroom, all finished with a keen eye for detail.

Externally, the property truly shines with a beautifully landscaped rear garden, offering a tranquil outdoor retreat complete with a shed for storage. To the front, the home benefits from off-road parking and enjoys attractive open field views, adding to its charm and appeal.

Further benefits include double glazed windows, close proximity to local amenities, and the significant advantage of being offered with no onward chain, ensuring a smooth and straightforward purchase.

Council Tax Band: A
EPC Rating: To Follow

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Guide price £170,000

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- Immaculate three-bedroom semi-detached home
 - Stunning modern kitchen with dining space
 - Landscaped rear garden with shed
 - Beautifully decorated throughout to a high standard
 - Separate utility area to the rear
 - Off-road parking and open field views to the front
 - Cosy and inviting lounge area with log burner
 - Contemporary family bathroom upstairs
 - No onward chain with close proximity to local amenities
- Council tax band: A & EPC Rating: To follow GUIDE
PRIC £170,000.00 TO £180,000.00

Porch

6'6" x 1'6" (2.00 x 0.46)

Lounge

15'6" x 14'3" (4.73 x 4.36)

Kitchen / Diner

15'8" x 9'1" (4.78 x 2.79)

Utility

7'5" x 6'8" (2.27 x 2.05)

Master Bedroom

9'9" x 11'6" (2.99 x 3.53)

Bedroom 2

7'3" x 9'5" (2.23 x 2.89)

Bedroom 3

5'4" x 6'10" (1.65 x 2.09)

Bathroom

6'3" x 5'4" (1.91 x 1.64)

GYM / MAN CAVE / WORK SHOP

LANDSCAPED ENCLOSED REAR GARDEN

BLOCK PAVED DRIVEWAY FOR TWO CARS



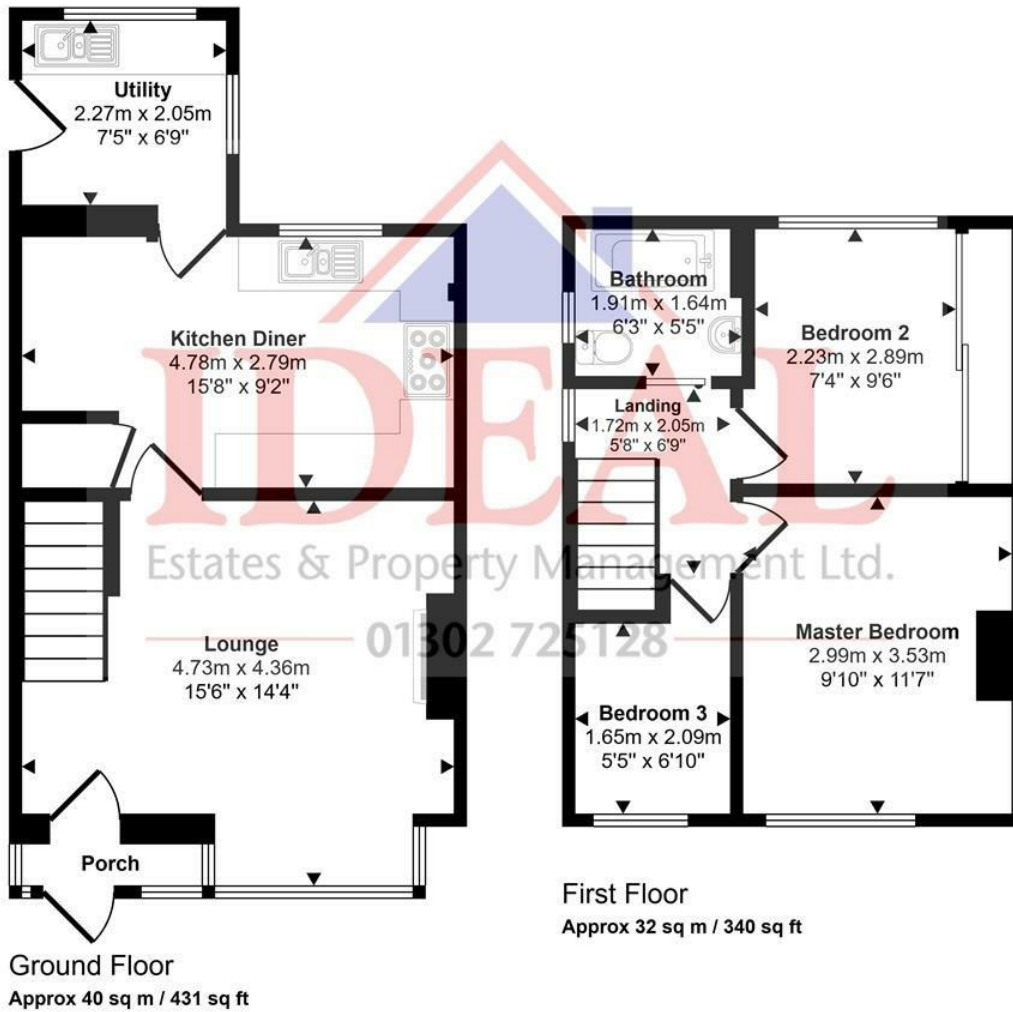
Directions

Woodlands is a model village 4 miles (6 km) north-west of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster.



Floor Plan

Approx Gross Internal Area
72 sq m / 771 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(57-68) C
(55-68) D			(45-56) D
(39-54) E			(33-44) E
(21-38) F			(21-32) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC