



Latham Square, Kirk Sandall Doncaster

welcome to

Latham Square, Kirk Sandall Doncaster

GUIDE PRICE £220,000-£230,000. This three bedroom semi-detached family home is situated on a double width plot tucked away within a cul-de-sac location with a garage and off road parking. Ideal for a growing family with a generous rear garden.



Entrance Hall

With a front facing exterior door, stairs which rise to the first floor landing and a central heating radiator.

Lounge

With a front facing double glaze window, coving to the ceiling and two central heating radiators.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a built-in hob with extractor above, an oven, plumbing for a washing machine, space for an under counter fridge, freezer and dishwasher. There is a breakfast bar, complimentary splashback tiling, under wall unit lighting, a central heating radiator, a wall mounted boiler, a useful pantry, a side facing door and an open archway into the breakfast room/conservatory.

Pantry

With tiled flooring and a side facing obscure double glazed window.

Breakfast Room / Conservatory

With rear and side facing double glazed windows and door providing access to the rear garden. There is a work surface with wall units and tiled flooring.

First Floor Landing

With a side facing double glazed window and stairs which rise to the occasional loft space.

Bedroom One

With a front facing double glazed window, a central heating radiator and built-in wardrobes.

Bedroom Two

With a side facing double glazed window and a central heating radiator.

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Bathroom

A luxury bathroom suite which is fitted with a low flush WC, a wash hand basin fitted into a vanity unit, a walk-in shower and a focal roll edge claw foot bath with mixer shower attachment. There is wall to floor tiling, a traditional style heated towel rail and rear facing obscure double glazed windows

Occasional Loft Space

With a rear facing obscure double glazed window, spotlights to the ceiling and a central heating radiator.

Outside

Situated and tucked away within a cul-de-sac location to the front of the property there is a driveway providing ample off road parking which in-turn leads to the garage. To the rear of the property there is a generous mainly laid to lawn garden with patio, shrubs and plants to the borders and outdoor summer house.

Garage

With an up and over door, power, lights and a side facing door. To the rear of the garage there is a useful storage room with WC and wash hand basin.

Summer House

With double doors.



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Latham Square, Kirk Sandall Doncaster

- GUIDE PRICE £220,000-£230,000
- FRONT ASPECT LOUNGE
- KITCHEN WITH BREAKFAST ROOM/CONSERVATORY
- SPACIOUS ENTRANCE HALL
- LUXURY BATHROOM SUITE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£220,000-£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125747 - 0002

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