

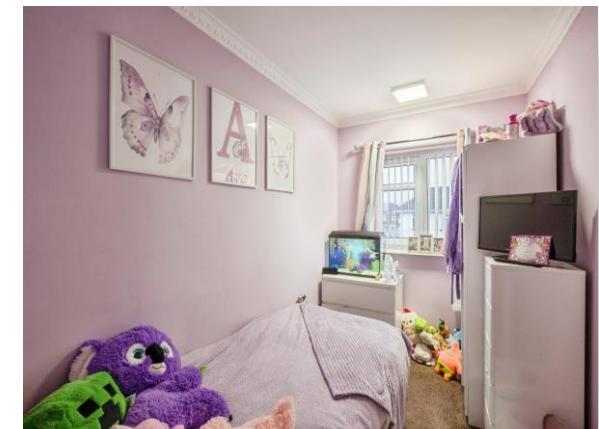


Latham Square, Kirk Sandall Doncaster

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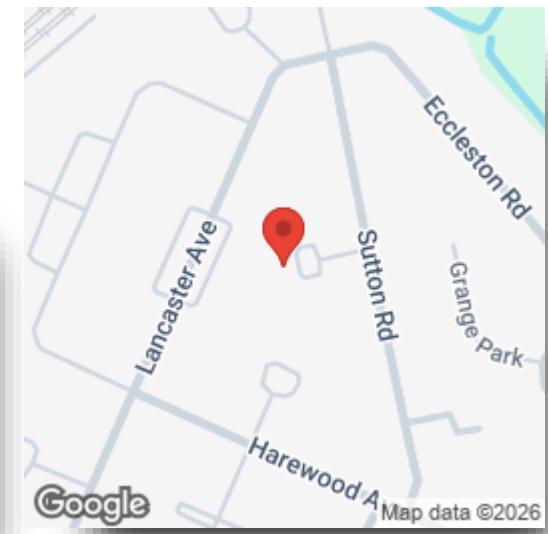
- GUIDE PRICE £220,000-£230,000
- FRONT ASPECT LOUNGE
- KITCHEN WITH BREAKFAST ROOM/CONSERVATORY
- SPACIOUS ENTRANCE HALL
- LUXURY BATHROOM SUITE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£220,000-£230,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DCR125747 - 0002

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