



Bond Street, New Rossington Doncaster

welcome to

Bond Street, New Rossington Doncaster

An impressive three bedroom detached property situated in the popular area of Rossington with excellent access to a range of schools and local amenities, making it an ideal family home. Benefiting from spacious living accommodation, a private bedroom with balcony and no onward chain.



Kitchen

With an entry door and dual aspect double fronted double glazed windows provide an abundance of natural light into the kitchen. Fitted with wall and base units with work surfaces housing the inset sink and drainer. The kitchen has space for an eight-ring gas hob, oven, dishwasher, fridge and freezer. There is a column style central heating radiator, a breakfast bar area, complimentary tiled splashback and stairs which rise to the first floor.

Lounge

A spacious lounge featuring a TV media feature wall, open plan layout towards the dining room, a central heating radiator and rear facing patio doors providing access to the rear garden.

Dining Room

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

First Floor Landing

With a side facing double glazed window and access to all first floor accommodation.

Bedroom One

A spacious and well-presented principal bedroom benefiting from front facing double glazed patio doors opening onto a private balcony, allowing for an abundance of natural light. Further complemented by two central heating radiators.

Bedroom Two

A generous second bedroom featuring a front facing double glazed window, central heating radiator and useful built-in storage.

Bedroom Three

A well-proportioned third bedroom with a rear facing double glazed window, a storage cupboard and central heating radiator.

Bathroom

Fitted with a panelled P-shaped bath with shower over, a wash hand basin on a vanity unit and a low

level WC. There is a central heating radiator and a front facing obscure double glazed window.

Outside

To the front of the property there is a low maintenance artificial lawn with a driveway providing off street parking. To the rear there is an enclosed garden featuring an artificial lawn and pergola, providing an ideal space for outdoor entertaining. The property also benefits from side gated access leading to the integral garage.

Integral Garage

With a roller shutter door.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Bond Street, New Rossington Doncaster

- IDEAL FOR A GROWING FAMILY
- SPACIOUS L-SHAPED LIVING ROOM AND DINING AREA WITH REAR FACING PATIO DOORS AND MEDIA WALL
- FITTED KITCHEN FEATURING A BREAKFAST BAR
- FRONT AND REAR GARDENS
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126808 - 0002

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.

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