

Churchills



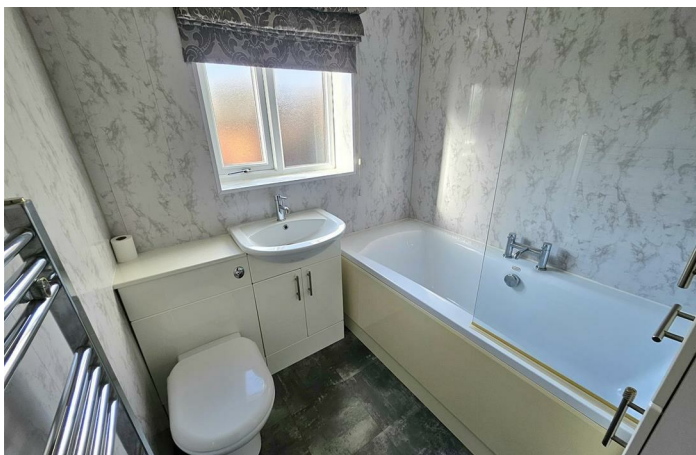
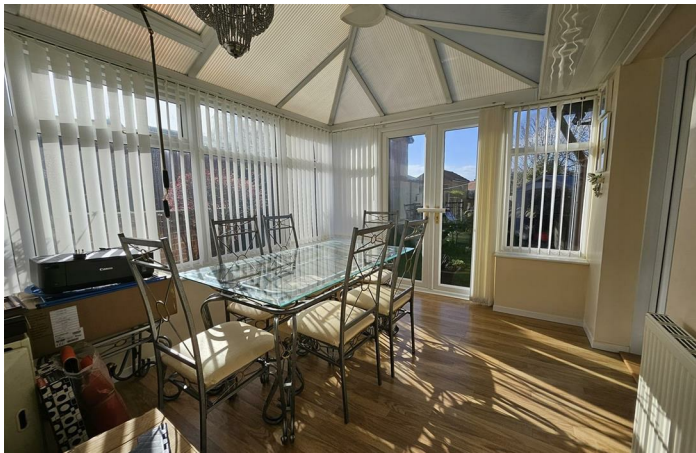
Lavender Close

Conisbrough, Doncaster DN12 2NY

- TWO BEDROOM BUNGALOW
 - LOUNGE / DINER
 - DETACHED GARAGE
 - BEAUTIFUL GARDENS
- VACANT POSSESSION
 - CONSERVATORY
 - AMPLE PARKING
 - EPC RATING C

Offers In The Region Of £210,000 Freehold





Location

GROUND FLOOR ACCOMMODATION

ENTRANCE

Half glazed uPVC door with matching side panels.

ENTRANCE HALLWAY

Single panelled central heating radiator.

LOUNGE

17' 2" x 11' 2"

uPVC double glazed window to front elevation. The focal point of this room is the mahogany fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire with brass trim and fender. Two single panelled central heating radiators. Ceiling rose to ceiling.

KITCHEN

12' 1" x 6' 2"

uPVC double glazed window to rear elevation. Kitchen is fitted with a range of wall and base units. 1.1/2 bowl acrylic sink unit with mixer tap. Glass splash backs. Free standing gas oven. Canopy extractor fan with light. Integrated fridge & freezer. Plumbed for automatic washing machine. Chrome ladder style radiator. washing machine . Modern chrome ladder style radiator. Concealed lighting. Laminate flooring. uPVC stable door leading to the side elevation.

INNER HALLWAY

Storage cupboard housing the combination boiler. Loft access hatch.

BEDROOM ONE

11' 7" x 8' 2"

uPVC double glazed window to rear elevation. Fitted range of built in wardrobes with over bed storage and matching side tables. Single panelled central heating radiator.

BEDROOM TWO

22' 11" x 16' 4" x 22' 11" x 22' 11" exc wardrobes

Fitted with a range of high gloss built-in robes with hanging rail and shelving. Modern white ladder style radiator. uPVC French doors leading to :

CONSERVATORY

Three double power points. Tv aerial point. Laminate flooring. uPVC doors leading to the rear garden.

BATHROOM

uPVC double glazed window. Fitted with a white low level suite comprising : panelled bath with mixer tap, vanity hand wash basin and concealed low flush WC. Electric shower over bath with glazed shower screen. Extractor fan. Chrome ladder style radiator / towel rail. Tiled sheeting to walls and uPVC tongue and grooved ceiling. Tiled floor.

EXTERIOR AND GARDENS

To the front of the property is open plan area mainly laid to lawn. To the side of the property there is a concrete driveway which allows off-street parking and leads to the detached brick built garage with apex roof and up and over door. garage. The side garden is mainly laid to lawn with a decked and timber fenced area.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these

particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by
Heating is gas and supplied by

MOBILE COVERAGE

Current mobile coverage for indoors and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.

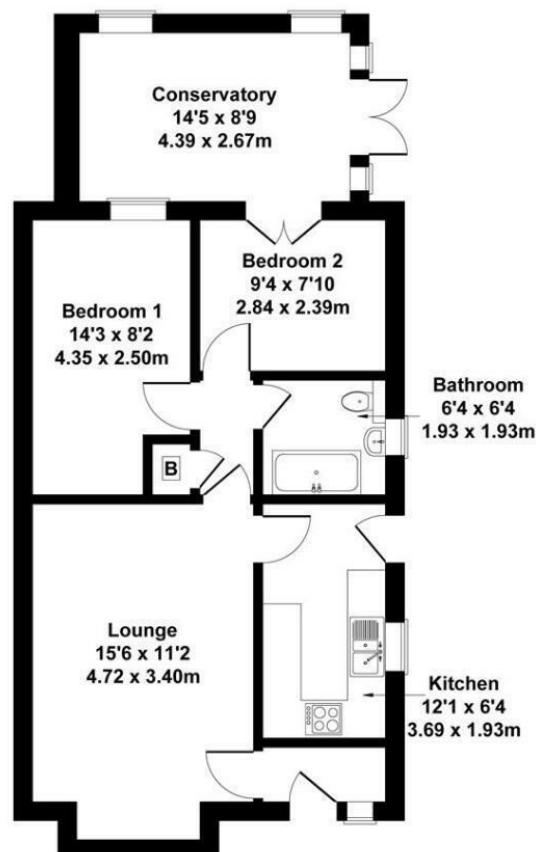


Local Authority DMBC
Council Tax Band B
EPC Rating C



3 Lavender Close Conisbrough, DN12 2NY

Approximate Gross Internal Area
700 sq ft - 65 sq m



Floor plans are for identification purposes only. All measurements are approximate.

Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.