



Lime Tree Grove, Thorne DONCASTER DN8 4DL

welcome to

Lime Tree Grove, Thorne DONCASTER

PERFECT FIRST HOME!! Located close to local amenities, schools & well-regarded area, this home is perfect for first time buyers looking to add their own stamp or investors alike!! Boasting enclosed private rear garden, well-proportioned lounge & kitchen, three bedrooms & utility room!



Entrance

Entering into the property there is a front facing uPVC door leading into entrance hall with carpet floor covering & stairs rising to first floor.

Lounge

Boasting front facing double glazed window, laminate floor covering, TV point & centrally heated radiator.

Kitchen

Boasting fitted wall & base units with worktops, fitted sink & drainer, linoleum tiled flooring & storage space, a rear facing double glazed window & side facing.

Utility Room

Added on to the rear of the property & boasts tile floor covering, rear facing double glazed window & uPVC door onto back garden.

Landing

With stairs rising from ground floor the landing provides access to all bedrooms & family bathroom, with carpet floor covering & side facing window.

Bedroom One

Boasting front facing double glazed window, carpet floor covering & centrally heated radiator.

Bedroom Two

Boasting rear facing double glazed window, carpet floor covering & centrally heated radiator.

Bedroom Three

Boasting rear facing double glazed window, carpet floor covering & centrally heated radiator.

Bathroom

Boasting three piece suite with low flush w/c, wash hand basin & bath with shower fitting overhead, part tiling to walls & flooring & centrally heated radiator along with front facing double glazed window with privacy glass finish.

Outside & Exterior

To the front of the property there is a low maintenance lawn space with driveway access to rear of the property. To the rear of the property there is a low maintenance garden with lawn, paved area & fencing to all sides along with prefabricated garage structure.



view this property online williamhbrown.co.uk/Property/THN105477



welcome to

Lime Tree Grove, Thorne DONCASTER

- PERFECT FIRST HOME!
- Opportunity To Add Your Own Stamp
- Great Location Close To Amenities/Schools/Motorway Links
- Off-Street Parking & Garage
- Enclosed Private Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£135,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/THN105477](https://www.williamhbrown.co.uk/Property/THN105477)



Property Ref:
THN105477 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01405 812334



thorne@williamhbrown.co.uk



8 King Street, Thorne, DONCASTER, South Yorkshire, DN8 5BA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)