

Churchills



Sedgefield Way , Mexborough S64 0BQ

- THREE BEDROOMS
- SPACIOUS PROPERTY
 - CONSERVATORY
- LOW MAINTENANCE GARDEN
- DETACHED DORMER BUNGALOW
 - LOUNGE & DINING ROOM
 - DETACHED GARAGE
 - EPC RATING E

£1,150 Per Calendar Month





Location

Ground Floor Accommodation

uPVC double glazed and panelled doorway opens into:

Entrance Porch

uPVC double glazed window to side elevation. Laminate wood effect flooring. Doorway to:

Lounge

14'8" * 11'3"

uPVC double glazed window to front elevation. stone surround housing a modern electric fire with marble back and hearth. double panelled central heating radiator. TV aerial socket. Open plan through to:

Dining Room

9'11" * 8'0"

uPVC double glazed window to side elevation. double panelled central heating radiator.

Kitchen

11'3" * 7'4"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker with chimney type extractor over. Space and plumbing for an automatic washing machine. Integrated fridge and freezer units. Single drainer sink unit with mixer tap. Laminate wood effect flooring. Tiles to splash back areas. LED downlights to ceiling. Stairs to master bedroom. Heated towel rail. uPVC French doors to conservatory.

Conservatory

18'11" * 10'8" increasing to 17'6"

uPVC double glazed window to three elevations. Laminate wood effect flooring. Three single panelled central heating radiator. solid roof with LED downlights to ceiling. uPVC French doors to garden.



Bedroom One

11'1" * 6'10" increasing to 10'1"

uPVC double glazed window to side elevation. Single panelled central heating radiator. Storage cupboard off housing combination boiler. Further uPVC window to side elevation.

Bedroom Two

13'6" * 8'2"

uPVC double glazed window to rear elevation. Double panelled central heating radiator.

First Floor Accommodation

Master Bedroom

17'8" * 11'0"

Two uPVC double glazed window to side elevation. Two single panelled central heating radiators. LED downlights to ceiling. Storage to eaves.

WC

Low flush WC and hand wash basin with storage beneath. Ceramic tile to floor. LED downlights to ceiling.

Detached Garage

20'2" * 8'8"

Brick built with up and over door. Light and power supplied.

Outside and gardens

To the front is a lawned garden. Patterned concrete driveway and parking leading to detached garage. To the rear is a low maintenance wall garden with decked area outside French doors and paved patio area to rest.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

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.



Local Authority Doncaster
Council Tax Band D
EPC Rating E



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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.