



Farm Grange, Balby Doncaster

welcome to

Farm Grange, Balby Doncaster

****LEGAL FEES PAID****T&Cs apply. This three bedroom detached family home with two driveways and a garage benefits from a spacious range of family living space including a conservatory, dining room and a luxury lounge with log burning stove.



****Legal Fees Paid**&cs Apply**

The property is being sold through our clients Part Exchange/Assisted Move Scheme
Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction
Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Entrance Hall

With a front facing upvc exterior door, a central heating radiator, laminate flooring and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin on a vanity unit with mixer tap. . There is mosaic splashback tiling, a central heating radiator, concrete effect vinyl flooring and a front facing obscure double glazed window.

Dining Room

8' 11" x 7' 6" (2.72m x 2.29m)

With a front facing double glazed window, a feature mirrored wall, a central heating radiator, laminate flooring and space for a dining table and chairs.

Kitchen

12' 2" x 7' 2" (3.71m x 2.18m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the ceramic sink with mixer tap. The kitchen has plumbing for a washing machine, a four ring gas hob, an electric oven and grill and space for a fridge-freezer. There is complimentary splashback tiling, tiled flooring, a rear facing double glazed window and a rear facing door providing access to the rear garden.

Lounge

15' x 11' 11" max (4.57m x 3.63m max)

With a front facing double glazed window, a central heating radiator, a log burning stove as the focal point of the room, laminate flooring and rear facing patio doors leading through to the conservatory.

Conservatory

10' 7" x 10' 5" (3.23m x 3.17m)

With rear and side facing double glazed windows, tiled flooring and side facing French doors leading out to the rear garden.

First Floor Landing

With rear facing French doors which open to the balcony with open views to the rear and a central heating radiator.

Bedroom One

13' 2" x 8' 6" (4.01m x 2.59m)

With a front facing double glazed window, a central heating radiator, laminate flooring and fitted wardrobes.

Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m)

With a front facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Three

8' 9" x 6' 3" (2.67m x 1.91m)

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

Shower Room

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a walk-in shower with screen. There is wall to floor tiling, a heated towel rail, downlights to the ceiling and a rear facing obscure double glazed window.

Outside

To the front of the property there is a low maintenance gravel front garden with rockery, shrubs and power point. There are two driveways providing ample off road parking one which provides access to the garage. To the rear of the property there is a courtyard style rear garden with patio, a power point, access to the rear store and garage.

Garage

17' x 9' (5.18m x 2.74m)

With an up and over door and a side door to the rear garden.

Store

7' 10" x 7' 1" (2.39m x 2.16m)

With a side facing door providing useful garden storage.



view this property online williamhbrown.co.uk/Property/DCR125337



welcome to

Farm Grange, Balby Doncaster

- ****LEGAL FEES PAID****T&Cs apply
- CUL-DE-SAC LOCATION
- FIRST FLOOR BALCONY
- LOUNGE WITH LOG BURNING STOVE
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125337



Property Ref:
DCR125337 - 0004

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



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk