GALLIONS REACH CANAL LANE

DONCASTER, DN10 4ET

£275,000

FREEHOLD

****** GUIDE PRICE £275,000 - £285,000 ******

A well-presented three-bedroom detached family home, situated in the beautiful semi-rural village of West Stockwith, ideally located close to Gainsborough, Doncaster, and Retford. This spacious property offers generous living accommodation throughout, including a large living room, open-plan kitchen-diner, conservatory, and downstairs WC.

The first floor features three double bedrooms and a modern family bathroom, with countryside or farmland views from both the front and rear aspects. Outside, the property benefits from a low-maintenance front garden, a block-paved driveway leading to a detached garage, and a landscaped rear garden with patio seating area and direct access to scenic countryside walks.

Perfect for families seeking a peaceful village setting with excellent transport links nearby.

Kendra Jacob

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GALLIONS REACH CANAL

• Three-bedroom detached family home • Located in the semi-rural village of West Stockwith • Close to Gainsborough, Doncaster, and Retford • Spacious living room with bay window • Open-plan kitchen-diner with French doors to conservatory • Three double bedrooms with countryside or farmland views • Modern family bathroom and downstairs WC • Landscaped rear garden with patio and countryside access • Detached garage with power and lighting • Ideal for families seeking a peaceful village lifestyle

ENTRANCE HALLWAY

Accessed via a side-facing uPVC double-glazed entrance door, the hallway features a staircase rising to the first-floor landing, an under-stairs storage cupboard, and doors providing access to the downstairs WC, living room, and open-plan kitchen-diner.

OPEN PLAN KITCHEN DINER

The kitchen is fitted with a range of high-level wall and base units with complementary work surfaces, incorporating a stainless steel sink unit. There is a built-in fan-assisted electric oven, ceramic hob, and space for freestanding appliances including a fridge-freezer. A wall-mounted combination central heating boiler is also housed here. The walls are partially tiled, and there is a rear-facing uPVC double-glazed window. Laminate wood flooring flows through to the dining area, which features uPVC double-glazed French doors opening out into the conservatory. The dining area also benefits from a storage cupboard and a central heating radiator.

CONSERVATORY

Constructed with uPVC single-glazed windows and rear-facing doors, the conservatory has tiled flooring and a central heating radiator.

LIVING ROOM

A generously sized living room with a front-facing uPVC double-glazed bay window, two central heating radiators, and coving to the ceiling.

DOWNSTAIRS WC

Comprising a low flush WC, plumbing for an automatic washing machine, fully tiled walls and flooring, and a side-facing obscure uPVC double-glazed window.

FIRST FLOOR LANDING

With a side-facing uPVC double-glazed window, access hatch to the loft space, and doors leading to three double bedrooms and the family bathroom.

MASTER BEDROOM

A spacious master bedroom with a front-facing uPVC double-glazed bay window offering countryside views and a central heating radiator.

BEDROOM TWO

A second double bedroom with a rear-facing uPVC double-glazed window overlooking farmland, and a central heating radiator.

BEDROOM THREE

A generously sized double bedroom with a rear-facing uPVC double-glazed window enjoying views over farmland, and a central heating radiator.

BATHROOM SUITE

A white three-piece suite comprising a panelled bath with shower mixer tap, pedestal wash hand basin, and low flush WC. Additional features include fitted cupboards, fully tiled walls, central heating radiator, electric extractor fan, and a side-facing uPVC double-glazed window.

EXTERIOR

To the front is a low-maintenance pebbled garden and a

slabbed driveway providing access to a detached garage and garden. The rear garden is attractively landscaped, with a spacious paved patio seating area, lawn, and well-stocked shrub and tree borders. There is gated access to beautiful countryside walks, outside lighting, and a water tap.

DETACHED GARAGE

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Jacob

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ADDITIONAL INFORMATION

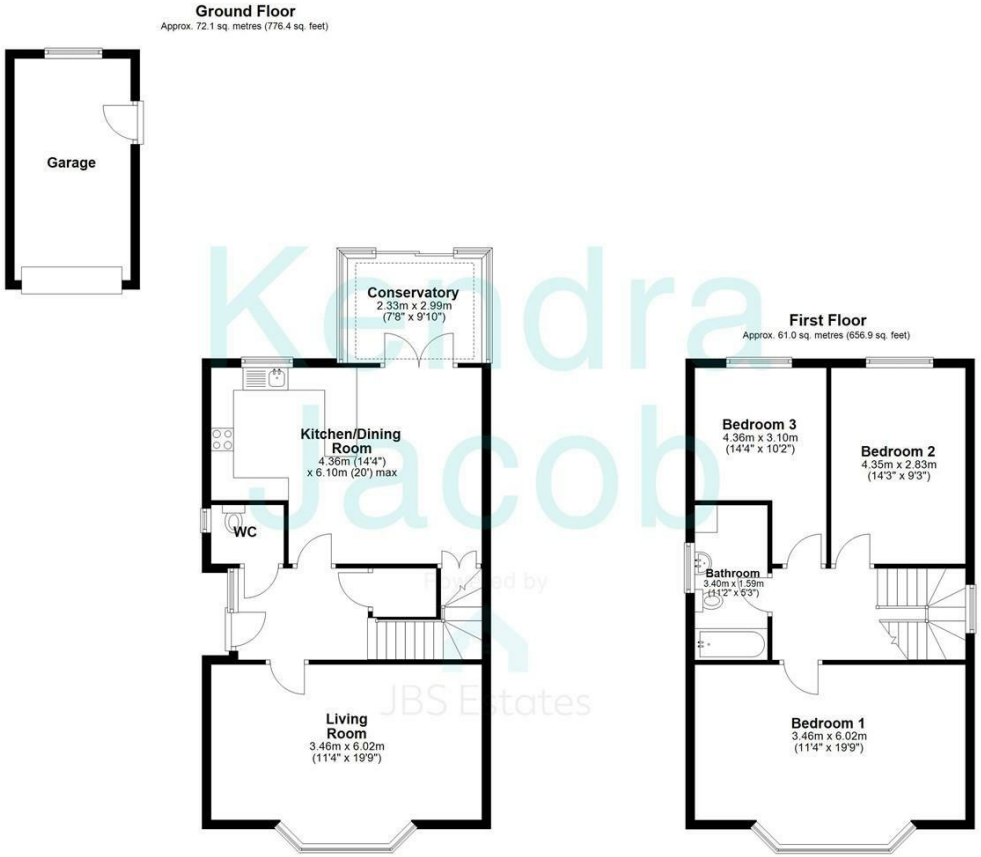
Local Authority – Bassetlaw

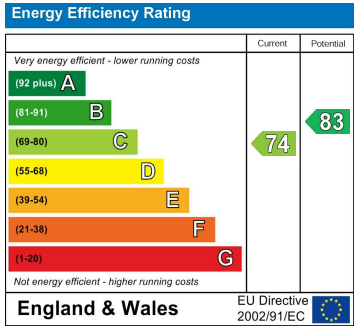
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1433.30 sq ft

Tenure – Freehold





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

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