



38 Dunstan Drive  
Thorne DN8 5UQ

Offers Over £115,000

LEASEHOLD

**\*\*STUNNING CANAL VIEWS\*\***. RARE THREE BEDROOM first floor apartment. Stunning views overlooking the canal and fields beyond. Close to Thorne town centre facilities with two railway stations and M18, M62 & M180 motorway access nearby. Allocated parking. Secure low maintenance living. Double Glazing. Electric heating. VIEWING HIGHLY RECOMMENDED. No Upward Chain Involved.



- **THREE BEDROOM FIRST FLOOR APARTMENT** • Lounge/dining room with fabulous canal views • Fitted Kitchen, UPVC double glazed

## COMMUNAL ENTRANCE

With security intercom entry system. Stairs leading to the first and second floor. There is an entrance door leading from the carpark side and an additional entrance leading out into the communal garden and directly onto the canal path.

## ENTRANCE HALL

With entrance door and intercom telephone for the door entry. Built-in storage cupboard. Electric wall heater. Doors off to all rooms.

## LOUNGE/DINING ROOM

19'5" x 13'10"

Rear facing UPVC double glazed French doors with Juliette balcony having fabulous views overlooking the canal and fields beyond. Rear facing UPVC double glazed window to the dining area. Electric wall heater. Open archway through to the kitchen.

## KITCHEN

8'9" x 6'0"

Side facing UPVC double glazed window. Fitted with a range of maple effect wall and base cupboards with laminate work surfaces incorporating and stainless steel sink and drainer with splash back tiling. Integrated electric cooker and four

ring electric hob with extractor hood above. Space for fridge freezer and washing machine. Kick board electric heater.

## MASTER BEDROOM

12'3" x 8'7"

Measurements do not include the door recess area. Two front facing UPVC double glazed windows. Electric wall heater.

Door into the 'jack and jill' bathroom.

## JACK AND JILL BATHROOM

8'7" x 6'3"

Side facing UPVC double glazed window. Fitted with a modern white suite comprising of a panelled bath with electric shower and glass screen over, vanity wash hand basin with storage below and w.c. Marble effect PVC panelled walls.

Built-in airing cupboard. The jack and jill bathroom is accessed from both the hallway and master bedroom.

## BEDROOM TWO

10'8" x 7'6"

Front facing UPVC double glazed window. Electric wall heater.

## BEDROOM THREE

9'8" x 7'5"

Front facing UPVC double glazed window. Electric wall heater.



- Electric heating • Stunning sought after location • Ideal First Time Buy or Downsize • NO UPWARD CHAIN INVOLVED

## OUTSIDE

On entering the carpark, the parking space allocated to this apartment is the centre space on the right hand side. There is a covered bin area.

## TENURE

This apartment is leasehold. There is a monthly charge of £XXX (details awaited and will be updated shortly) which includes both the service charge and ground rent. The service charge covers cleaning of the internal communal areas, garden areas, window cleaning and buildings insurance.



- Allocated parking plus visitor parking
- Direct canal views and walks
- Extending to approx. 62.2 sq.m/670 sq.ft



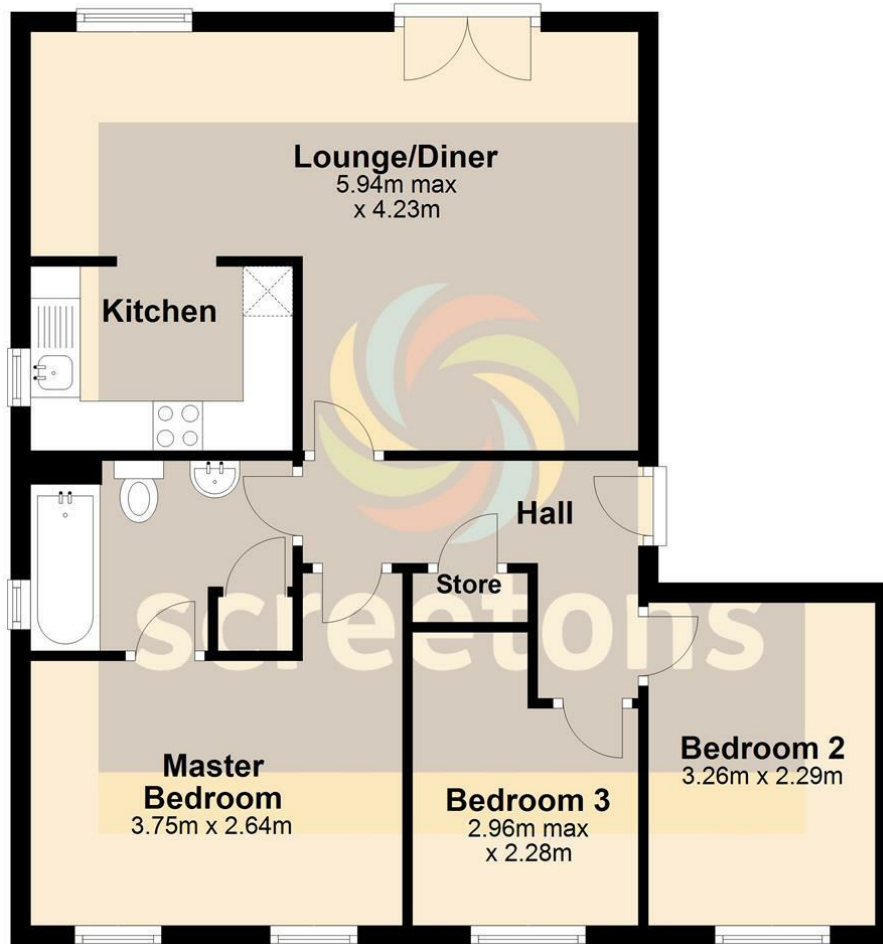


## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Leasehold

## First Floor Apartment



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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