



**Bowlease Gardens, Cantley Doncaster**

**welcome to**

**Bowlease Gardens, Cantley Doncaster**

Looking for a generous rear garden? look no further! This three bedroom semi-detached family home provides a spacious driveway and garage. Situated in this sought after location close to a range of local amenities shops and schools. Available with no onward chain!



### **Entrance**

With a front facing sealed unit door, a central heating radiator, a useful built-in storage cupboard, additional understairs storage and stairs which rise to the first floor landing.

### **Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer. There is an electric hob with electric oven and grill, a built-in dishwasher and washing machine, space for an under counter fridge and plumbing for a washing machine. There is wall to floor tiling, a side facing double glazed window and a door which gives access to the rear garden.

### **Lounge Diner**

A spacious room with front and rear facing double glazed windows and two central heating radiators.

### **First Floor Landing**

With a loft hatch with pull down ladder, a side facing double glazed window and a useful storage cupboard.

### **Bedroom One**

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

### **Bedroom Two**

With a front facing double glazed window, coving to the ceiling and a central heating radiator.

### **Bedroom Three**

With a front facing double glazed window, coving to the ceiling and a central heating radiator.

### **Family Bathroom**

Fitted with a panelled bath, a low flush W.C and a hand wash basin. There is a useful storage cupboard, a heated towel rail and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is an enclosed lawned garden with a block paved driveway which in-turn leads to the garage. To the rear of the property there is a substantial garden which is mainly laid to lawn with a range of mature shrubs and plants to the borders.

### **Garage**

With an up and over door, workshop pit and a rear facing single glazed window. There is an additional side facing door which leads to the rear garden.

### **Agent's Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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welcome to

## Bowlease Gardens, Cantley Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- LOUNGE DINER OVER 24 FT IN LENGTH
- SUBSTANTIAL REAR GARDEN
- BLOCK PAVED FRONT GARDEN PROVIDING AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125846 - 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.



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