



**Hatfield Lane, Armthorpe Doncaster**

**welcome to**

**Hatfield Lane, Armthorpe Doncaster**

GUIDE PRICE £160,000-£170,000 This three bedroom set back mid-terrace family home provides impressive off road parking, with a spacious dining kitchen, an ample lounge and a conservatory. Situated within close reach to a range of shops, schools and local amenities.



### **Entrance**

With a front facing exterior door and stairs which rise to the first floor landing.

### **Dining Kitchen**

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer. There is space for an electric oven and grill with cooker hood above, plumbing for a washing machine and further space for a fridge and freezer. There is a cupboard which houses the wall mounted boiler, there is space for a dining table and chairs, front and rear facing double glazed windows and a door which provides access to the rear garden.

### **Lounge**

With a front facing double glazed window and rear facing French doors to the conservatory. There is an electric feature fireplace and a central heating radiator.

### **Conservatory**

With side facing double glazed windows, a central heating radiator and side facing pvc door which leads out to the rear garden.

### **First Floor Landing**

With a rear facing double glazed window.

### **Bedroom One**

With a front facing double glazed window, spotlights, a walk-in dressing area, a central heating radiator and a useful storage cupboard.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

Fitted with a low flush W.C, a hand wash basin on a vanity unit and a panelled bath with shower over. There is a heated towel rail, a rear facing obscured double glazed window and wall to floor tiling.

### **Outside**

To the front there is a block paved driveway providing spacious off road parking. There is a further lawn and a side ginnel which gives access to the rear of the property.

To the rear there is a patio area, an outdoor garden shed and access to the garage.

### **Garage**

With double wooden doors.



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## Hatfield Lane, Armthorpe Doncaster

- GUIDE PRICE £160,000-£170,000
- THREE BEDROOM MID-TERRACE FAMILY HOME
- SOUGHT AFTER LOCATION
- IMPRESSIVE PLOT WITH A GENEROUS DRIVEWAY
- LOUNGE AND CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£160,000-£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126229 - 0003

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