

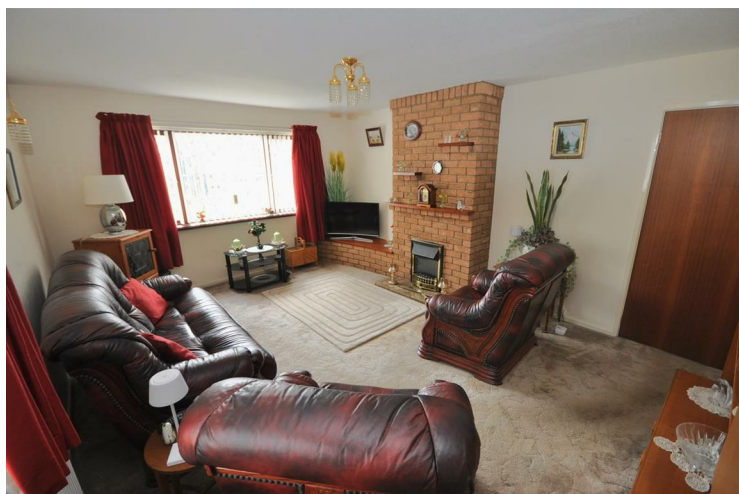


7 Pennine Road  
Thorne DN8 5RU

Offers Over £230,000

**FREEHOLD**

NO UPWARD CHAIN. Spacious THREE bedroom detached bungalow with large conservatory. Entrance porch, fitted kitchen/diner, lounge and shower room. Double glazed. Gas central heating. Driveway and brick garage. Private gardens. Quiet side road location.



- **THREE BEDROOM DETACHED BUNGALOW** • Spacious lounge • Fitted kitchen/diner • Double glazed, Large conservatory

### ENTRANCE PORCH

9'11" x 3'2"

Front timber glazed entrance door and rear double glazed window. Laminate floor. Radiator. Door into the kitchen/diner.

### KITCHEN/DINER

11'1" x 9'1"

Front facing double glazed window. Fitted with a range of oak effect wall and base units with marble effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with tiled splashbacks. Integrated electric oven, grill and four ring gas hob with extractor hood above. Space for undercounter fridge and washing machine. Laminate floor. Radiator. Door into the inner hall.

### INNER HALL

Side facing double glazed window. Doors off to all rooms. Two useful built-in storage cupboards, one housing the wall mounted gas combi boiler. Two radiators. Loft access point.

### LOUNGE

16'11" x 12'7"

Front and side facing double glazed windows. Feature brick fireplace with electric fire with brick based T.V alcove. Radiator.

### BEDROOM ONE

12'7" x 11'7"

Rear facing double glazed window. Radiator.

### BEDROOM TWO

12'7" x 8'10"

Side facing double glazed window. Radiator.

### BEDROOM THREE

10'2" x 9'1"

Rear facing double glazed sliding patio doors leading into the conservatory. Fitted with a range of built-in wardrobes.

### CONSERVATORY

20'0" x 11'0"

Rear and side facing double glazed windows and rear double glazed french doors. Feature timber fireplace with tiled hearth and inset to an electric fire. Built-in bespoke office area comprising of a matching desk, storage cupboards, drawers and display/book shelves. Wall mounted air conditioning unit (not tested). Wall mounted electric heater. Tiled floor.

### SHOWER ROOM

7'8" x 5'6"

Side facing double glazed window. Fitted with a suite comprising of a level access shower cubicle with tiled floor



- Gas central heating • Shower room • Driveway and brick garage • Private gardens • NO UPWARD CHAIN INVOLVED • Extending to approx. 102.4 sq.m / 1,102 sq.ft

and PVC panelled walls and electric fed shower, pedestal wash hand basin and w.c. Laminate floor. Radiator.

## OUTSIDE

There is a walled front garden with a block paved and gravel edged artificial lawn and wrought iron gates leading onto the driveway providing off road parking. The driveway continues to the side of the porch through an additional wrought iron gate and leads to the garage. The driveway access to the side of the porch to the wall measures approximately 2.17m. From the driveway double wrought iron gates lead into the rear garden.

## DETACHED BRICK GARAGE

18'8" x 9'2"

Front remote control roller shutter access door. Side double glazed window and door and rear single glazed window. Electric light and power installed.

The rear garden is private with paved paths, artificial lawn, established shrubs, garden shed and timber panelled fencing. There are double wrought iron gates leading to a path down the right side of the bungalow leading back to the front garden.





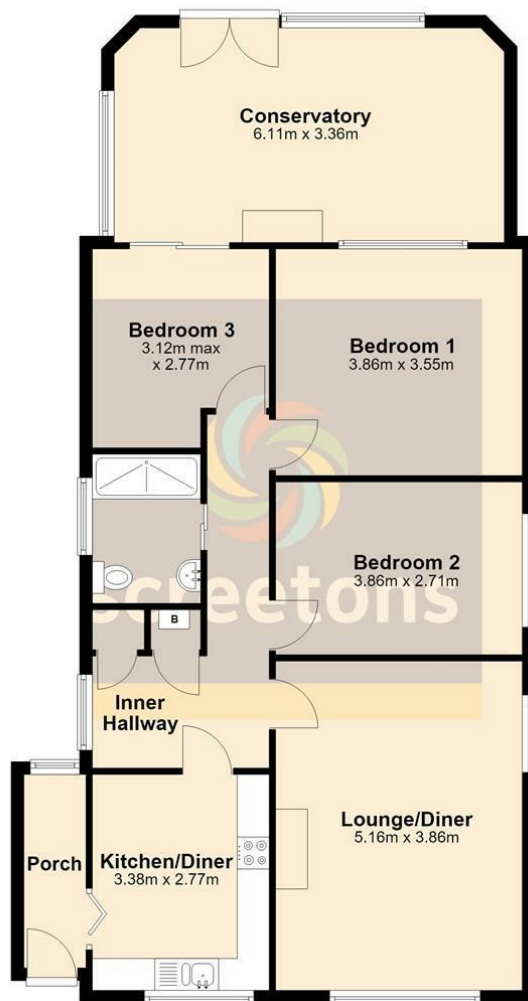


## Additional Information

**Local Authority** - Docaster  
**Council Tax** - Band  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Floor Plan



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 61      | 72                      |
| England & Wales                             |         | 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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