



**10 Palm Grove Court  
Thorne DN8 4EB**

**Offers Over £89,500  
LEASEHOLD**

Immaculate TWO DOUBLE bedroom park home with wrap around gardens and driveway. Modern style kitchen and shower room. UPVC double glazed. Gas central heating. Over 55's only. VIEWING ESSENTIAL to appreciate. NO UPWARD CHAIN INVOLVED.



- TWO BEDROOM PARK HOME FOR OVER 55'S ONLY • Open plan lounge/dining room • Modern Kitchen & Shower room

## INFORMATION

Located on a quiet, popular and well maintained retirement Park for residents aged 55 years plus, with the benefit of one dog or cat being permitted. The property is also located close to local shops, bus stops and amenities with easy access to the M18 motorway link.

## KITCHEN

10'1" x 9'3"

Front UPVC double glazed entrance door and front UPVC double glazed window. Fitted with modern light grey high gloss wall and base cupboards with laminate worksurfaces incorporating a one a half bowl sink and drainer with tiled splashbacks. Integrated gas oven, electric induction hob, glass splashback and extractor hood above. Fridge freezer and washing machine included. Under cabinet and also plinth lighting. Luxury vinyl tiled floor. Radiator. Useful built-in storage cupboard with further cupboard also housing the wall mounted gas combi central heating boiler. Open access into the lounge/diner.

## LOUNGE/DINER

19'3" x 14'6" maximum.

Front and side UPVC double glazed bow windows and rear UPVC double glazed window and UPVC double glazed glazed

entrance door. Wall mounted electric fire. Radiator. Door into the inner hall.

## INNER HALL

Doors off to both bedrooms and shower room.

## BEDROOM ONE

9'11" x 9'2"

Front facing UPVC double glazed bow window. Radiator.

## BEDROOM TWO

9'9" x 6'11"

Currently used as the owners craft room. Side facing UPVC double glazed window. Built-in wardrobes to one wall. Radiator.

## SHOWER ROOM

6'5" x 5'6"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a corner shower cubicle with mains shower, vanity wash hand basin and w.c. PVC panelled walls. Radiator.

## OUTSIDE

The gardens are immaculately kept and comprise of a gravelled and slate chipped front garden with feature



- UPVC double glazed
- Gas central heating
- Wrap around gardens, Driveway
- Immaculate throughout
- Viewing Essential
- Extending to approx. 50.3 sq.m
- NO UPWARD CHAIN INVOLVED

established shrubs and raised planted beds. The gardens extend to the left side, which are also gravelled with a useful outside power socket with gate and archway leading into the private rear garden with artificial lawn. There is also a useful outside workshop/storage shed and two plastic storage boxes which will be included. To the right side of the property is a brick paved and gravelled driveway which also provides access into the rear garden with feature up and down lighting installed to the front and side.

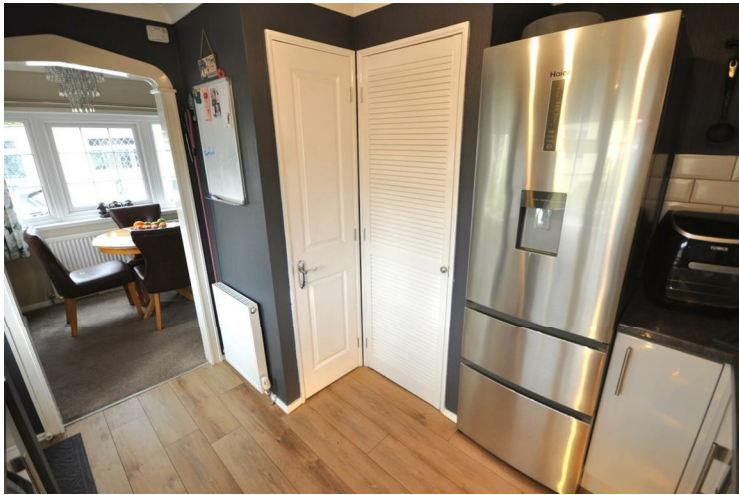
### WORKSHOP/STORAGE SHED

8'2" x 5'4"

Side metal access door and two glazed windows. Electric light and power installed.





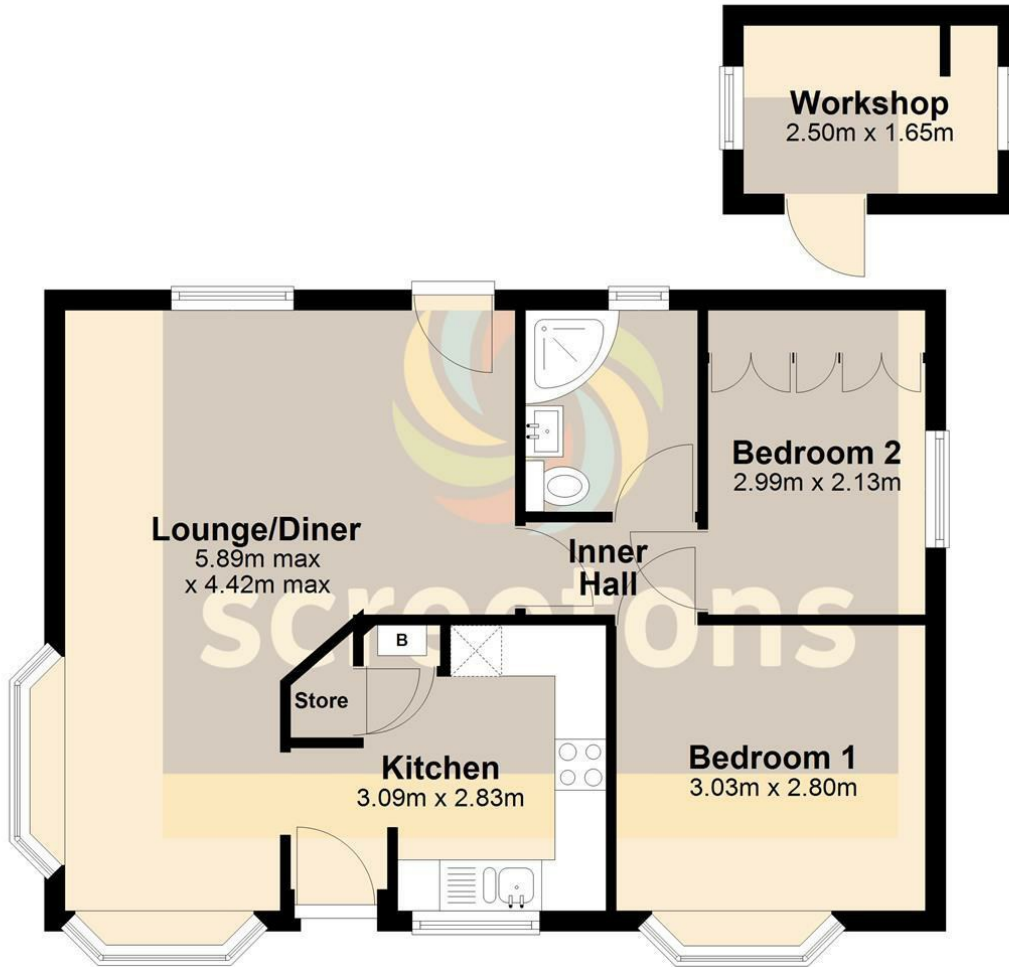


## Additional Information

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

**Tenure** - Leasehold

# Floor Plan



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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