

Churchills



Lanark Drive

Mexborough S64 0QY

- NO VENDOR CHAIN
- TWO RECEPTION ROOMS
- COMBINATION BOILER
- ATTACHED GARAGE
- SOUGHT AFTER LOCATION
- THREE BED DETACHED BUNGALOW
- uPVC DOUBLE GLAZED
- DRIVEWAY & AMPLE PARKING
- EXTENSIVE GARDENS
- EPC RATING C

Offers In The Region Of £260,000 Freehold





This delightful detached bungalow on Lanark Drive, Mexborough offers a perfect blend of comfort and convenience. With its spacious layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or can easily be transformed into a home office or guest room, catering to your personal needs.

The bungalow features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The single-storey design not only enhances accessibility but also creates a warm and welcoming atmosphere throughout the home.

This bungalow presents a wonderful opportunity for anyone looking to settle in a tranquil yet accessible location. With its appealing features and inviting layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

18'5" * 3'10"

Single panelled central heating radiator. Storage cupboard off housing wall mounted combination boiler. Loft access point.

LOUNGE/DINER

20'9" reducing to 10'11" * 18'7"

L Shaped with uPVC double glazed windows to front and side elevations. Surround housing a living flame gas fire with marble back and hearth. Three single panelled central heating radiators. TV aerial socket.

KITCHEN

9'7" * 9'6"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with chimney type extractor over. Integrated appliances include fridge and freezer units and automatic washing machine. One and a half bowl single drainer sink unit with mixer tap. Laminate wood effect flooring. Tiles to splash back areas. uPVC double glazed and panelled doorway to side elevation.

BEDROOM ONE

12'1" * 9'2"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall and to either side and above bed space. Single panelled central heating radiator.

BEDROOM TWO

11'1" * 8'0"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to either side and above bed space. Single panelled central heating radiator.

BEDROOM THREE

9'0" * 8'2"

uPVC double glazed patio door to rear elevation. Single panelled central heating radiator.

BATHROOM

7'7" reducing to 4'11" * 6'2"

uPVC double glazed window to side elevation. Suite comprising of bath with direct feed shower over, hand wash pedestal basin and low flush WC. Single panelled central heating radiator. Fully tiled to walls and floor. Extractor fan.

GARAGE

17'0" * 8'9"

Up and over door. Light and power supplied. Loft access point. Pedestrian access to rear.

OUTSIDE AND GARDENS

To the front are extensive well stocked gardens with sweeping block paved driveway leading to garage and front door. To the rear is a fenced garden which is mostly grass with well stocked borders and patio area.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.



IMPORTANT INFORMATION

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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that

measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by
Heating is gas and supplied by

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by

MOBILE COVERAGE

Current mobile coverage for indoors and outdoors is classed as **LIKELY** to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.





Local Authority Doncaster MBC
Council Tax Band D
EPC Rating C

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