



**Nutwell Lane, Armthorpe Doncaster**



**welcome to**

**Nutwell Lane, Armthorpe Doncaster**

This two bedroom semi-detached bungalow is situated within the heart of Armthorpe village with close links to a range of shops, schools and local amenities. The property benefits from spacious living accommodation throughout, a generous driveway and is offered to the market with no onward chain!



### **Entrance**

There is a side facing upvc door which provides access into the kitchen.

### **Kitchen**

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. There is a four ring gas hob with stainless steel cooker hood above, an electric oven and grill, complimentary tiling, plumbing for a washing machine and space for a fridge freezer. There is a front facing double glazed window, a central heating radiator, tiled flooring and access to the lounge dinner.

### **Lounge Dinner**

With front facing double glazed doors providing an abundance of natural light, a central heating radiator and a wall mounted feature fireplace.

### **Inner Hall**

With a useful storage cupboard.

### **Bedroom One**

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

### **Bedroom Two**

With rear facing patio doors which lead onto the conservatory, there is a central heating radiator and fitted wardrobes.

### **Conservatory**

With a tiled floor, side facing double glazed French doors and rear facing double glazed windows.

### **Bathroom**

Fitted with a low flush W.C, a panelled bath with shower over, and a wash hand basin on a vanity unit. There is a central heating radiator, a side facing double glazed window and wall to floor tiling.

### **Outside**

To the front there is a blockpaved driveway providing ample off road parking, there are gates to

the side which provides access to the garage and there is a EV charging point. To the rear there is a low maintenance tiled garden enclosed with fencing to the perimeter.

### **Garage**

With up and over door.



***view this property online*** [williamhbrown.co.uk/Property/DCR126260](http://williamhbrown.co.uk/Property/DCR126260)



welcome to

## Nutwell Lane, Armthorpe Doncaster

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- SITUATED ON A GENEROUS PLOT
- SUPERB DRIVEWAY AND GARAGE PROVING OFF ROAD PARKING
- SPACIOUS REAR GARDEN
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£195,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR126260](http://williamhbrown.co.uk/Property/DCR126260)



Property Ref:  
DCR126260 - 0003

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.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**