



**Broomhouse Lane, Edlington Doncaster**

**welcome to**

**Broomhouse Lane, Edlington Doncaster**

GUIDE PRICE £130,000-£140,000. Occupying a prominent corner plot in an elevated position, this well-proportioned three bedroom semi-detached home offers generous living accommodation, a tiered rear garden and a convenient location close to local schools, shops and transport links.



### **Lounge**

A welcoming and spacious front facing lounge featuring a double glazed window and front entrance door. The room centres around a feature gas fireplace, creating a warm and inviting focal point. Finished with laminate flooring, central heating radiator and stairs rising to the first floor landing. Open access leads through to the rear dining room.

### **Dining Room**

A generously sized and versatile second reception room enjoying rear and side facing double glazed windows, flooding the space with natural light. Features include laminate flooring, coving to the ceiling, a feature fireplace and a useful pantry. Perfect for formal dining, entertaining or family use with direct access to the kitchen.

### **Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces and a stainless steel sink and drainer. The kitchen provides a gas cooker point, plumbing for a washing machine and space for an under-counter fridge and freezer. Additional features include tiled walls, a panelled ceiling, a rear facing double glazed window and a side entrance door leading directly to the garden.

### **First Floor Landing**

With a side facing double glazed window, coving to the ceiling, loft hatch and a useful built-in storage cupboard.

### **Bedroom One**

A well-proportioned double bedroom positioned to the front of the property, featuring a double glazed window and central heating radiator.

### **Bedroom Two**

A spacious double bedroom with a rear facing double glazed window overlooking the garden and a central heating radiator.

### **Bedroom Three**

A versatile third bedroom ideal for home office, or

dressing room with a front facing double glazed window and central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin set into a vanity unit and a panelled bath. The bathroom features tiled walls, a central heating radiator and both rear and side facing double glazed windows, providing excellent light and ventilation.

### **Outside**

To the front, the property enjoys an open plan lawned garden, set back in an elevated position, with a footpath leading to the main entrance. To the rear, there is a tiered garden comprising of a patio seating area, raised lawn and established shrubs and plants, all enclosed with perimeter fencing to provide privacy and security.

To the side, an additional garden area houses a garden shed with mature planting, making full use of this generous corner plot.



**view this property online** [williamhbrown.co.uk/Property/DCR125731](http://williamhbrown.co.uk/Property/DCR125731)



welcome to

## Broomhouse Lane, Edlington Doncaster

- GUIDE PRICE £130,000-£140,000
- NO ONWARD CHAIN
- ELEVATED POSITION WITH OPEN OUTLOOK
- SPACIOUS LOUNGE
- IMPRESSIVE REAR ASPECT DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£130,000-140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR125731](http://williamhbrown.co.uk/Property/DCR125731)



Property Ref:  
DCR125731 - 0002

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)