



171 Grampian Way
Thorne DN8 5YN

Offers Over £270,000

FREEHOLD

VIEWING ESSENTIAL. Extended FOUR bedroom, TWO bathroom semi-detached house. Lounge, dining room, fitted living/kitchen/diner and study/playroom. Side driveway and 5.36m x 4.20m garage. Front, side and rear gardens. Perfect family home with flexible living accommodation and ideal work from home space.



- EXTENDED FOUR BEDROOM SEMI-DETACHED • Hall, Dining room, Lounge • Fitted Living/Kitchen/Diner, Study/playroom

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Glazed double doors opening into the dining room.

DINING ROOM

14'2" x 12'8"

Front facing UPVC double glazed window. Feature timber fireplace with marble hearth and inset to a coal effect gas fire. Laminate floor. Radiator. Useful understairs storage cupboard. Glazed door into the living/kitchen/diner.

LIVING/KITCHEN/DINER

18'4" x 15'10"

Rear and side facing UPVC double glazed windows. Fitted with a range of shaker style oak effect wall and base units with granite effect laminate worksurfaces incorporating a sink and drainer with splashback tiling. Matching island unit with wine rack and storage with granite worktop. Free standing electric stove style cooker with extractor hood above. Inset ceiling spotlights. Tiled effect laminate floor. Radiator. Open access into the lounge and door into the utility area.

LOUNGE

16'4" x 12'6"

Two side facing UPVC double glazed windows and rear UPVC double glazed french doors opening into the garden. Inset ceiling spotlights. Radiator. Door into the study/playroom.

STUDY/PLAYROOM

12'6" x 6'2"

Front facing UPVC double glazed window. Radiator. Ideal space for multiple uses and would make a perfect home office/working space.

UTILITY AREA

6'5" x 3'4"

Rear UPVC double glazed entrance door. Plumbing for washing machine with laminate worksurface and wall cupboard above. Laminate floor. Radiator. Door into the w.c.

W.C

6'5" x 2'7"

Fitted with a white pedestal wash hand basin and w.c. Laminate floor.

LANDING

Spindle balustrade to the staircase. Doors off to all rooms. Useful built-in storage cupboard. Loft access point.



- Utility area, Ground floor w.c.
- En-suite bathroom to master
- Family bathroom, UPVC double glazed
- Gas central heating, Solar panels

MASTER BEDROOM

16'7" x 11'6"

Front facing UPVC double glazed window. Built-in wardrobes to one wall. Radiator. Door into the en-suite bathroom.

EN-SUITE BATHROOM

12'6" x 8'9" max.

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a feature free standing bath on a raised plinth, twin wash hand basins, w.c and tiled shower cubicle with mains shower and rainfall head. Inset ceiling spotlights. Radiator.

BEDROOM TWO

10'8" x 8'9"

Rear facing UPVC double glazed window. Useful built-in wardrobe. Radiator.

BEDROOM THREE

9'6" x 9'1"

Front facing UPVC double glazed window. Useful built-in wardrobe. Radiator.

BEDROOM FOUR

7'0" x 6'7"

Front facing UPVC double glazed window. Useful built-in

cupboard. Radiator.

BATHROOM

6'10" x 5'8"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with main shower over, pedestal wash hand basin and w.c. Tiled walls. Radiator.

OUTSIDE

The property stand prominently on a generous sized corner plot with a lawned front garden set behind a timber fence. A gate to the side leads through to the lawned side garden with timber panelled fencing and wraps around to the rear garden which, has been paved for ease of maintenance and to provide a fabulous sized entertaining and seating area, with external power points and space for a hot tub. There is a side driveway providing ample off road parking and leading to the garage. A gate from the driveway leads directly into the rear garden.

DETACHED GARAGE

17'7" x 13'9"

External measurements taken. Breeze block construction with pitched roof. Front up and over access door (2.58m wide) and



- Front, side and rear gardens, Garage • Driveway, Perfect family sized house • Extending to approx. 137.2 sq.m / 1,476 sq.ft

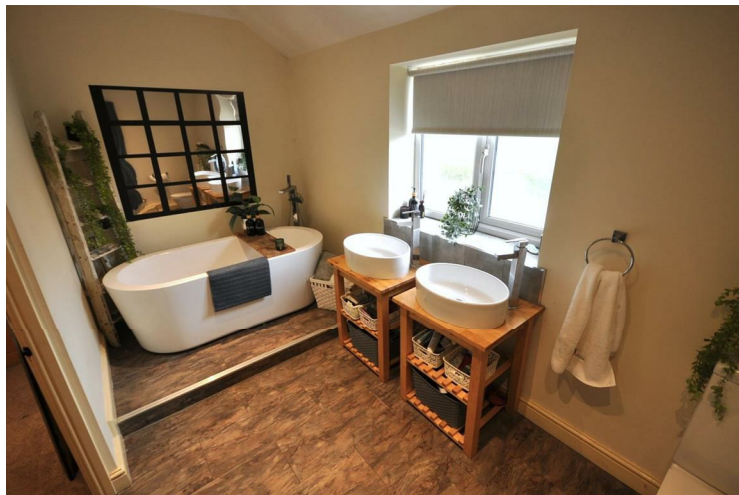
side pedestrian access door leading into the garden. Electric light and power installed.

SOLAR PANELS

Solar panels area installed offering great electricity savings.

NO UPWARD CHAIN INVOLVED



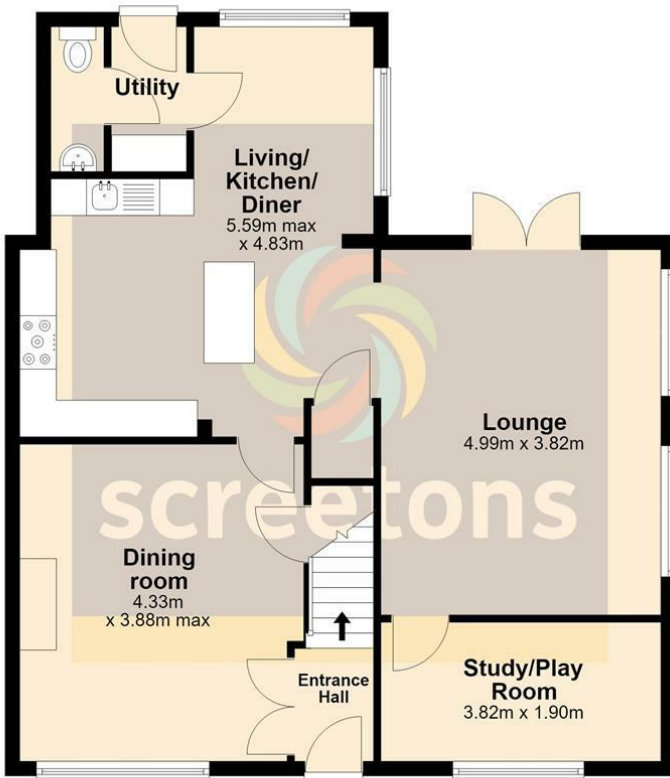


Additional Information

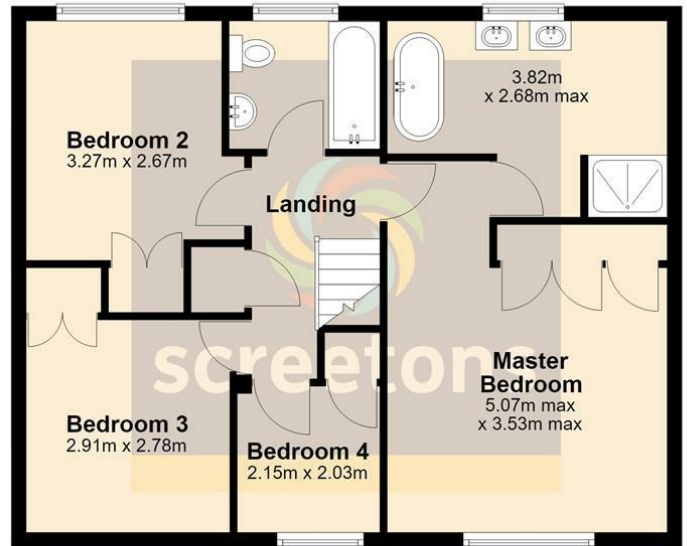
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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