



**Linby Drive, Bircotes, DONCASTER DN11 8FP**

**welcome to**

**Linby Drive, Bircotes, DONCASTER**

Beautifully presented home, making the PERFECT FAMILY HOME situated on a MODERN DEVELOPMENT in Bircotes. Benefitting from OFF ROAD PARKING, GOOD SIZE REAR GARDEN and THREE BEDROOMS. Viewing highly recommended.



## Ground Floor Accommodation

### Entrance Hall

Having a central heating radiator.

### Cloakroom

Cloakroom having a wc, wash hand basin, splash back tiling and a central heating radiator.

### Lounge

A cosy lounge having a front facing bay and side facing double glazed window, and two central heating radiators.

### Kitchen

A modern kitchen fitted with wall, base units and worktop. Having integrated washing machine, dishwasher, oven and hob plus space for a fridge/freezer. Having French doors, and a rear facing double glazed window allowing a light and bright space. Benefitting from a storage cupboard, recessed lights and a central heating radiator.

## First Floor Accommodation

### Landing

Having a storage cupboard, two central heating radiators and a front facing double glazed window.

### Bedroom Two

Double bedroom having a rear facing double glazed window and a central heating radiator.

### Bedroom Three

Having a front facing double glazed window and a central heating radiator.

### Bathroom

Fitted with a bath with shower attachment, wc, wash hand basin and a heated towel rail. Also having a side facing double glazed window, part tiled walls and recessed lights.

## Second Floor Accommodation

### Bedroom One

Double bedroom having a lovely dressing area, a cupboard, two central heating radiators plus front and rear facing double glazed windows.

### En Suite

Fitted with a shower cubicle, wash hand basin, wc and a heated towel rail. Side facing double glazed window, a central heating radiator and recessed lights,

### External

To the front of the property there are two allocated parking bays with EV charger available. The rear of the property is low maintenance, laid with decorative slate and having a decked seating area. Timber fencing surrounds the rear garden adding privacy, also benefitting from water supply and outdoor lighting.

### Agents Note

Service Charge payable for the upkeep of communal areas. Currently at £185.33 per annum.

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

Currently, this property is pending its first title registration at Land Registry. Please ask branch for further details.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



**view this property online** [williamhbrown.co.uk/Property/BWY107821](http://williamhbrown.co.uk/Property/BWY107821)



**welcome to**

## **Linby Drive, Bircotes DONCASTER**

- Beautiful Semi-Detached Town House
- Popular Modern Development
- Three Bedrooms
- Off Road Parking
- Downstairs WC

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

offers over

**£190,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY107821](https://williamhbrown.co.uk/Property/BWY107821)



Property Ref:  
BWY107821 - 0005

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 710735**



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



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



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