



Lord Porter Avenue, Stainforth Doncaster DN7 5GA

welcome to

Lord Porter Avenue, Stainforth Doncaster

Lord Porter Avenue provides a perfect place to put down roots, whether you're looking for a family home or your first home. Boasting modern and stylish interiors ready to move into and in a popular location close to local schools and amenities. Viewing is highly recommended!



Entrance Hall

Welcoming you to the property, the entrance hall comprises of laminate floor covering and stairs rising to the first floor.

Downstairs Wc

Featuring a WC, wash hand basin, a central heating radiator and laminate floor covering.

Lounge

17' 8" x 10' (5.38m x 3.05m)

Located at the rear of the property, the lounge is an ideal space for spending relaxing evenings with friends and family. With both a rear facing double glazed window and rear facing French doors allowing natural light to flow through the space, the lounge includes a gas fire, carpet floor covering and a central heating radiator.

Dining Room

8' 4" x 9' 9" (2.54m x 2.97m)

Open through to the kitchen, making it a perfect entertaining space, the dining room features a front facing double glazed bay window, modern laminate floor covering and a central heating radiator.

Kitchen

9' 8" x 8' 7" (2.95m x 2.62m)

Modern and cozy, this kitchen is well suited to busy family mornings! Featuring a fitted kitchen with both wall and base units, the kitchen also features a front facing double glazed window, an oven and hob, a dish washer, a fridge, a sink and drainer unit and spot lights. The kitchen is also complimented with vinyl floor covering.

Utility Room

6' 1" x 6' 3" (1.85m x 1.91m)

Perfect for muddy walking boots (or paws!) as well as some additional space, the utility room features a central heating radiator, a sink and drainer unit, vinyl floor covering, spot lights and base units.

Landing

Comprising of a side facing double glazed window,

carpet floor covering, a loft access and a central heating radiator.

Bedroom One

12' 2" x 10' 1" (3.71m x 3.07m)

Comprising of a rear facing double glazed window, providing field views over the back of the property, carpet floor covering and a central heating radiator.

En Suite

Featuring a WC, wash hand basin, a walk in shower, a central heating radiator and a side facing double glazed window.

Bedroom Two

9' 8" x 13' 5" (2.95m x 4.09m)

Including a front facing double glazed window, a central heating radiator and carpet floor covering.

Bedroom Three

10' 2" x 7' 8" (3.10m x 2.34m)

Featuring a front facing double glazed window, a central heating radiator and carpet floor covering.

Bathroom

Including a WC, a bath, a central heating radiator, a rear facing double glazed window, a wash hand basin and partial tiling where visible.

Rear Garden

Enclosed with fencing to all sides, the rear garden is a perfect back drop for summer BBQ's or quiet Sunday afternoons together. Including both a lawn area and a paved area.

Garage

8' 1" x 8' 7" (2.46m x 2.62m)

With an electric supply, sockets and an up and over door. A great addition to the property providing additional storage or a potential hobby space!



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Lord Porter Avenue, Stainforth Doncaster

- Guide Price £195,000- £200,000.
- Three Bedroom Detached Property.
- Modern And Well Presented Through Out.
- Field Views To The Rear.
- Ideal Family Home.

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

guide price

£195,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HTF106463 - 0002

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