

property details **approval form**

68a Windmill Balk Lane, Woodlands, Doncaster, South Yorkshire, England, DN6 7SH

Date: 08 July 2026

Property Ref and Version: DCR126783 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £230,000

Tenure: Freehold

>> **key features**

- > GUIDE PRICE £230,000-£240,000
- > THREE BEDROOM DETACHED
- > INTEGRAL GARAGE AND DRIVEWAY
- > RECENTLY RENOVATED THROUGHOUT
- > DESIRABLE SOUGHT AFTER AREA
- > CLOSE TO A RANGE OF SHOPS, SCHOOLS AND LOCAL AMENITIES
- > AVAILABLE WITH NO ONWARD CHAIN
- > GROUND FLOOR W.C AND UTILITY ROOM
- > EPC Rating: Awaited

>> **short description**

GUIDE PRICE £230,000-£240,000 This beautifully presented and recently renovated three bedroom detached home is offered in move-in ready condition. Ideally situated close to a wide range of local amenities and excellent transport links. Ideal for a growing or extended family!

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>> room description

Entrance Porch

With a front facing double glazed UPVC door and access to the lounge.

Lounge

Recently modernised with a front facing double glazed bay window, two central heating radiators, stairs which rise to the first floor landing and access to the kitchen.

Kitchen

Fitted with a range of high gloss wall and base units with coordinating worktops which incorporates the stainless steel sink and drainer with mixer tap, There is an electric hob with extractor above, an electric oven and grill, an integrated dishwasher and space for a fridge freezer. There is a cupboard housing the combi boiler, a central heating radiator, tiled flooring, two rear facing double glazed windows and access to the utility room.

Utility Room

Accessed from the kitchen with plumbing for a washing machine, space for a dryer and a door to the rear garden.

W.C

Fitted with a low flush W.C, a wash hand basin, a heated towel rail and a side facing obscured double glazed window.

First Floor Landing

With a central heating radiator, access to the loft via the hatch and a useful storage cupboard.

Bedroom One

With two front facing double glazed windows and a central heating radiator.

Bedroom Two

With a walk-in wardrobe, a rear facing double glazed window and a central heating radiator.

Bedroom Three

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

Family Bathroom

Fitted with a low W.C, a wash hand basin, a shower cubical with shower and a panelled bath with mixer tap. There is tiling to the walls and floor, a heated towel rail and a rear facing obscured double glazed window.

Outside

To the front of the property, there is an enclosed garden with lawned areas and a driveway, which in turn leads to the integral garage.

To the rear, the garden is mainly laid to lawn and features a generous decking area, ideal for hosting and entertaining. The garden is fully enclosed with perimeter fencing providing privacy and security.

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>> **room description**

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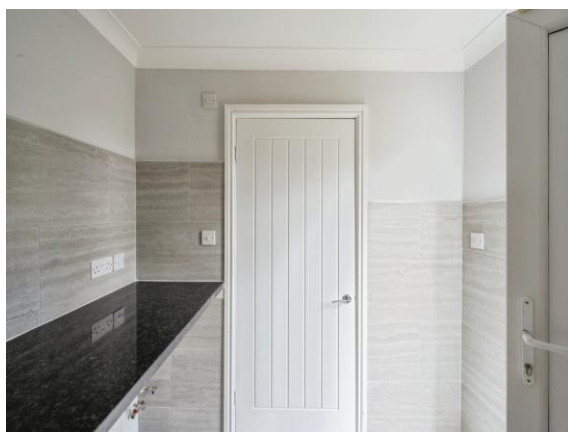
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>> **property images**



Your William H Brown office: 4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX
T 01302 327121 **E** doncaster@williamhbrown.co.uk

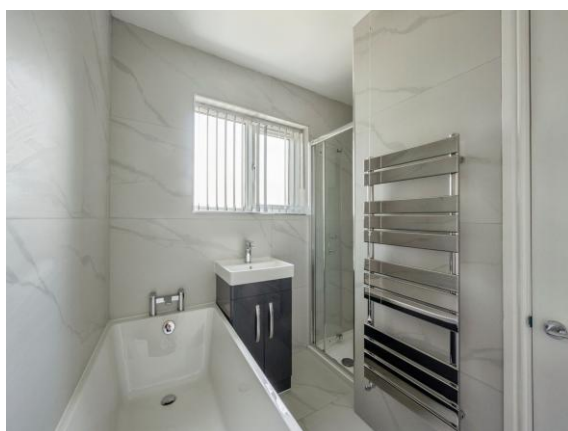
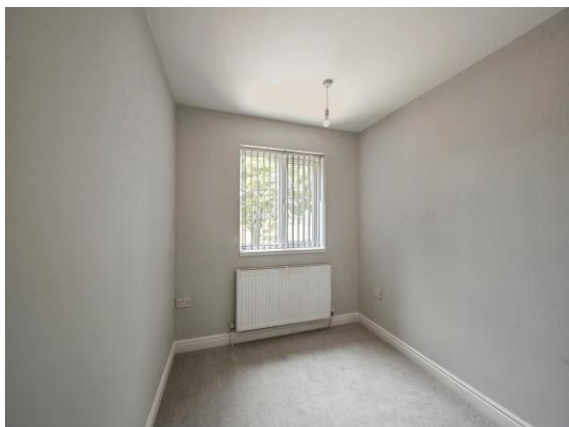
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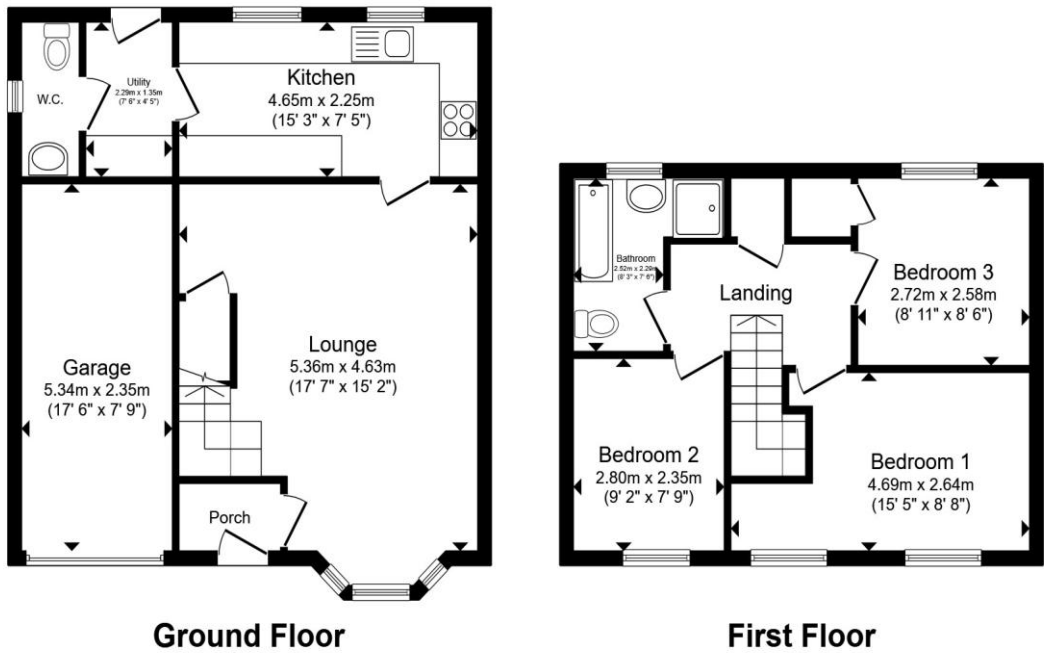
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>> floor plan



Total floor area 91.9 m² (989 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Jenifer Miranda		
Mr Dale Carroll		