



**Manor Drive, Bennetthorpe Doncaster**



**welcome to**

**Manor Drive, Bennetthorpe Doncaster**

GUIDE PRICE £200,000 - £210,000. Situated in this sought after location close to a range of local amenities, transport links and within walking distance to the centre and Doncaster Royal infirmary is this well-presented extended three bedroom home with front and rear gardens.



### Entrance

With a front facing sealed unit door with a further door giving access into the entrance hall, a central heating radiator and stairs which rise to the first floor landing.

### Lounge

14' 10" x 12' ( 4.52m x 3.66m )

With a front facing double glazed bay window and a feature fireplace with marble hearth housing the electric coal effect fire.

### Dining / Sitting Room

11' 2" x 15' 7" to the bay ( 3.40m x 4.75m to the bay )

A versatile room which could be used as a further sitting room if required with two rear facing double glazed bay windows, a wall mounted pebble effect fire, dado rail, coving to the ceiling and a sealed unit door giving access to the patio and garden beyond.

### Breakfast Kitchen

18' 10" x 6' 6" ( 5.74m x 1.98m )

With rear and side facing double glazed windows and a side facing sealed unit door. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is a gas hob with stainless steel extractor hood above, an electric oven, plumbing for a washing machine, space for a fridge-freezer, a central heating radiator and a breakfast bar.

### First Floor Landing

With a side facing obscure double glazed window.

### Bedroom One

14' 6" x 11' 3" Max ( 4.42m x 3.43m Max )

With a front facing double glazed bay window, a central heating radiator and fitted wardrobes providing ample hanging and storage space.

### Bedroom Two

13' 3" x 11' 3" ( 4.04m x 3.43m )

With a rear facing double glazed window, a central heating radiator, wardrobes providing hanging and storage space and a cupboard housing the central

heating boiler.

### Bedroom Three

8' 3" x 6' 9" ( 2.51m x 2.06m )

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

### Bathroom

Fitted with a wash hand basin, low flush WC and a paneled bath with shower over and shower screen. There is complimentary tiling, a chrome heated towel rail and tiling to the walls and floor.

### Outside

To the front of the property there is an enclosed garden with a concrete patterned driveway providing off road parking which in-turn leads to the garage.

To the rear of the property there is an enclosed lawned garden with patio and pebbled area.

### Garage

With an up and over door.



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## **Manor Drive, Bennetthorpe Doncaster**

- GUIDE PRICE £200,000-£210,000
- EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- EXTENDED BREAKFAST KITCHEN
- CLOSE TO A RANGE OF LOCAL AMENITIES AND TRANSPORT LINKS
- AMPLE OFF-ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£200,000-£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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