



**34 Grampian Way**  
**Thorne DN8 5YP**

**Offers Around £220,000**

**FREEHOLD**

THREE bedroom DETACHED bungalow. Generous sized lawned gardens with long driveway and GARAGE. Entrance hall. Spacious lounge and fitted kitchen. UPVC double glazed. Gas central heating. Popular small residential estate close to amenities. NO UPWARD CHAIN INVOLVED.



- THREE BEDROOM DETACHED BUNGALOW • Spacious lounge, Fitted kitchen • UPVC double glazed • Gas central heating

## OPEN PORCH

## ENTRANCE HALL

Side UPVC double glazed entrance door with adjoining UPVC double glazed window. Doors off to all rooms. Useful built-in coat and shoe cupboard. Further useful cupboard also housing the wall mounted gas combi central heating boiler. Radiator. Loft access.

## LOUNGE

16'9" x 11'5"

Front facing UPVC double glazed window. Feature tiled fireplace with coal effect gas fire. Four walls lights. Radiator.

## KITCHEN

11'5" x 8'9"

Side facing UPVC double glazed entrance door with adjoining UPVC double glazed window. Fitted with a range of timber effect wall and base units with butchers block effect laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Free standing gas cooker. Space for undercounter fridge and freezer. Space and plumbing for washing machine. Radiator.

## BEDROOM ONE

11'5" x 10'11"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM TWO

12'7" x 8'9"

Front facing UPVC double glazed window. Radiator.

## BEDROOM THREE

8'9" x 7'11"

Currently used as a dining room as shown on the photographs. Rear facing UPVC double glazed window. Radiator.

## BATHROOM

6'0" x 5'7"

Side facing UPVC double glazed window. Fitted with a panelled bath with electric shower over and vanity wash hand basin with storage cupboard below and mirror above. Tiled walls. Radiator.

## W.C

5'7" x 2'10"

Side facing UPVC double glazed window. Fitted with a w.c. and vanity wash hand basin with storage below. Tiled walls. Radiator.



- Bathroom & W.C
- Long driveway with plenty of parking
- Detached brick garage
- Generous sized lawned plot
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 70.9sq.m / 763 sq.ft

## OUTSIDE

The bungalow sits within a generous sized plot with lawned front garden and concrete driveway, which continues to the right side leading to the garage, providing off road parking for several vehicles. The driveway widens at the side of the bungalow making a spacious and easy accessible parking area. From the driveway there are wrought iron gates leading into the rear garden. There is a path to the left side of the bungalow through a timber gate to an area ideal for bin storage with outside cold water tap, access to the kitchen door and continuing through to the rear garden.

## DETACHED BRICK GARAGE

18'11" x 11'0"

Front up and over access door. Side UPVC double glazed entrance door and side facing UPVC double glazed window.

The rear garden is a generous size and not overlooked with lawn, paved patio, planting borders and timber panelled fencing.

## NO UPWARD CHAIN INVOLVED





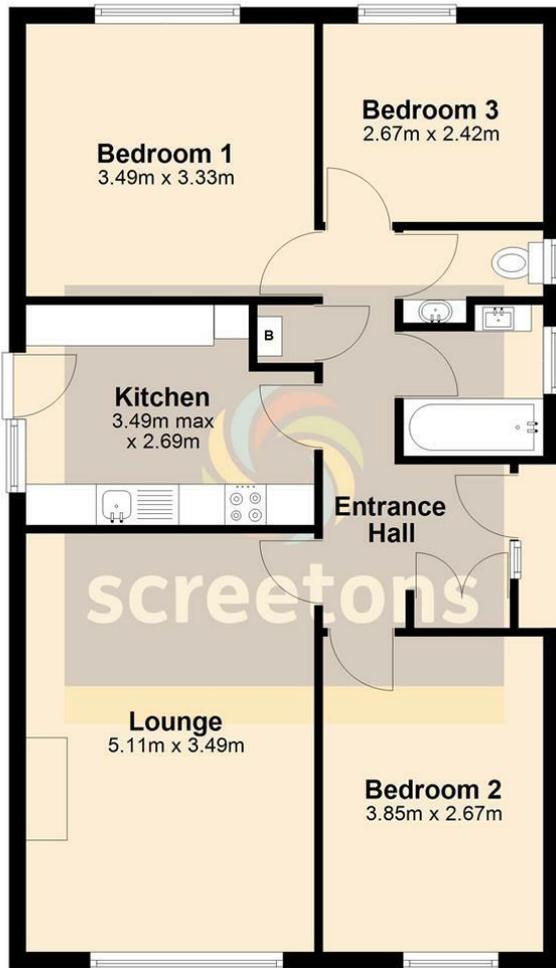


## Additional Information

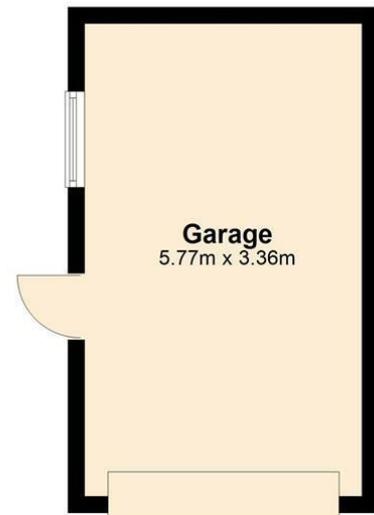
**Local Authority** - Doncaster  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Floor Plan



## Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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