



The Leas, Cusworth Doncaster

welcome to

The Leas, Cusworth Doncaster

GUIDE PRICE £275,000-£285,000. Situated in this cul-de-sac location is this well-presented three bedroom detached family home a short walk away from Cusworth Hall and park with close links to local amenities and excellent transport links.



Entrance Hall

With a front facing sealed unit door, a central heating radiator, laminate flooring and a useful understairs storage cupboard.

Downstairs W.C.

With a front facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with splashback tiling and a central heating radiator.

Lounge Dining Room

With a front facing double glazed window, rear facing double glazed patio doors, two central heating radiators and a feature fireplace housing the gas fire.

Conservatory

With rear and side facing double glazed windows and a side facing sealed unit door giving access to the rear garden.

Kitchen

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven and space for a fridge. There is complimentary tiling, a central heating radiator and tiled flooring.

Utility Room

With a rear facing sealed unit door and double glazed window. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. There is a central heating radiator, tiled flooring, plumbing for a washing machine, a wall mounted gas central heating boiler and space for a freezer.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

With a front facing double glazed window, a central heating radiator and built-in wardrobes.

Bedroom Two

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

Bedroom Three

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with mixer tap, a shower cubical with shower and a panelled bath with mixer tap. There is a useful storage cupboard, partial tiling to the walls, an extractor fan and central heating radiator.

Outside

To the front of the property there is low maintenance slate garden with block paved driveway providing off road parking which leads to the garage. To the rear of the property there is an enclosed block paved garden with gate to the rear.

Garage

With roller shutter door, light and power.



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The Leas, Cusworth Doncaster

- GUIDE PRICE £275,000-£285,000
- SPACIOUS THREE BEDROOM DETACHED HOME
- LOUNGE / DINING ROOM
- CONSERVATORY
- UTILITY ROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£275,000-£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125593 - 0003

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