



**Headingley Close, Kirk Sandall Doncaster**



**welcome to**

## **Headingley Close, Kirk Sandall Doncaster**

Situated on this sought after development in Kirk Sandall is this three bedroom detached family home which occupies a spacious corner plot benefiting from a garage, off road parking and spacious accommodation throughout. Ideal for a growing or extended family.



### **Entrance Lobby**

With a side facing sealed unit door and a front facing double glazed window.

### **Lounge / Dining Room**

23' 4" x 10' 8" ( 7.11m x 3.25m )

With two front facing double glazed windows, two central heating radiators, rear facing French doors, laminate flooring and stairs which rise to the first floor landing. The focal point of the room is the cast iron feature fireplace with marble hearth.

### **Kitchen**

10' 11" x 9' 7" ( 3.33m x 2.92m )

With a rear facing double glazed window and a sealed unit door. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, space for a fridge, plumbing for a washing machine, a useful understairs storage cupboard and a central heating radiator.

### **First Floor Landing**

With a central heating radiator and access to the loft.

### **Bedroom One**

14' 4" x 8' 6" ( 4.37m x 2.59m )

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

### **En-Suite Shower Room**

With a rear facing obscure double glazed window. Fitted with a WC, a wash basin and a shower cubicle with shower. There is a central heating radiator and a extractor fan.

### **Bedroom Two**

10' 5" x 8' 9" ( 3.17m x 2.67m )

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

### **Bedroom Three**

8' 10" x 8' 6" ( 2.69m x 2.59m )

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

### **Bathroom**

Fitted with a low flush WC, a hand wash basin and a panelled bath. There is partial tiling to the walls, a rear facing obscure double glazed window, laminate flooring and a central heating radiator.

### **Outside**

To the front of the property there is a spacious driveway with shrubs to the borders and access to the garage with roller shutter door. To the rear of the property is an enclosed lawned garden with pond and patio area.

### **Garage**

16' 9" x 8' 6" ( 5.11m x 2.59m )

With roller shutter door.



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## Headingley Close, Kirk Sandall Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- CORNER PLOT POSITION
- GENEROUS GARDENS WITH OFF ROAD PARKING TO THE FRONT
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- IDEAL FOR A GROWING OR EXTENDED FAMILY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125390 - 0003

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