

Lindrick Drive,Armthorpe Doncaster DN3 3SQ

william
h brown

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Lindrick Drive,Armthorpe Doncaster

Situated in this popular location is this spacious three bedroom detached bungalow benefiting from generous side and rear gardens, off road parking and a garage. The property has close links to a range of amenities and transport links.













Kitchen
Access through a side facing door and fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor above, an electric oven and grill, plumbing for a washing machine and space for a dishwasher and fridge-freezer. There is tiling to the walls and floor, front and side facing double glazed windows and open access to the dining room.

Dining Room
With tiled flooring, a side facing glazed door with double glazed side panels leading out to the side garden and double doors to the lounge.

Lounge
With a front facing double glazed window, a central heating radiator, picture rail and coving to the ceiling.

Inner Lobby
With a storage cupboard and access to the bedrooms and shower room.

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

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

Bedroom Three
With a side facing double glazed window and a central heating radiator.

Wet Room
Fitted with a low flush WC, a counter top wash hand basin and wet room style shower room. There is partial tiling to the walls, a heated towel rail and a side facing obscure double glazed window.

Outside
To the front of the property there is a low maintenance pebbled garden with a driveway providing off road parking with double gates which in-turn give access to the garage. To the side of the property there is an enclosed garden with decked patio, various trees and plants and access to the garage and rear garden. To the rear of the property there is an enclosed lawned garden with raised planters and various trees.

Garage
With an up and over door and side facing double doors to the rear garden.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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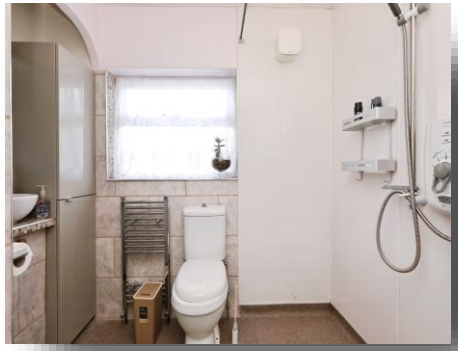
Lindrick Drive, Armthorpe Doncaster

- WELL-PRESENTED KITCHEN
- DINING ROOM
- SPACIOUS LOUNGE
- WET ROOM
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£195,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR125540 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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