



## 21 Windmill Balk Lane, Woodlands , Doncaster, DN6 7SB

This stunning three-bedroom semi-detached property has been newly renovated to an exceptional standard, offering modern living throughout and ready for immediate occupation with no onward chain.

The ground floor features a bright and spacious open-plan layout, with a beautifully designed kitchen complete with integrated appliances and a stylish breakfast island, flowing seamlessly into the dining and living areas. Large windows and patio doors flood the space with natural light, creating a warm and inviting atmosphere ideal for both everyday living and entertaining.

The separate lounge provides a cosy yet contemporary space, enhanced by a feature fireplace and bespoke illuminated shelving. Upstairs, the property offers three well-proportioned bedrooms along with a sleek, modern family bathroom finished with high-quality fittings and elegant tiling.

Externally, the property benefits from a private rear garden, perfect for outdoor relaxation. Further benefits include double glazed windows throughout and efficient heating.

This is a truly impressive home that combines style, comfort, and practicality—ideal for families or first-time buyers alike.

**Offers in the region of £220,000**

# 21 Windmill Balk Lane, Woodlands , Doncaster, DN6 7SB



- Stunning three-bedroom semi-detached property
- Modern fitted kitchen with integrated appliances and breakfast island
- Private rear garden ideal for outdoor living & detached garage
- Council tax band: B & EPC rating: D
- Newly renovated to a high standard throughout
- Separate stylish lounge with feature fireplace and bespoke shelving
- Double glazed windows throughout & Solar panels owned
- Spacious and bright open-plan kitchen, dining, and living area
- Contemporary family bathroom with high-quality finishes
- No onward chain – ready for immediate move-in

## Lounge

10'4" x 11'8" (3.17 x 3.56)

## Kitchen/Diner

18'8" x 12'3" (5.71 x 3.75)

## Master Bedroom

11'1" x 12'3" (3.40 x 3.74)

## Bedroom 2

12'0" x 11'9" (3.66 x 3.59)

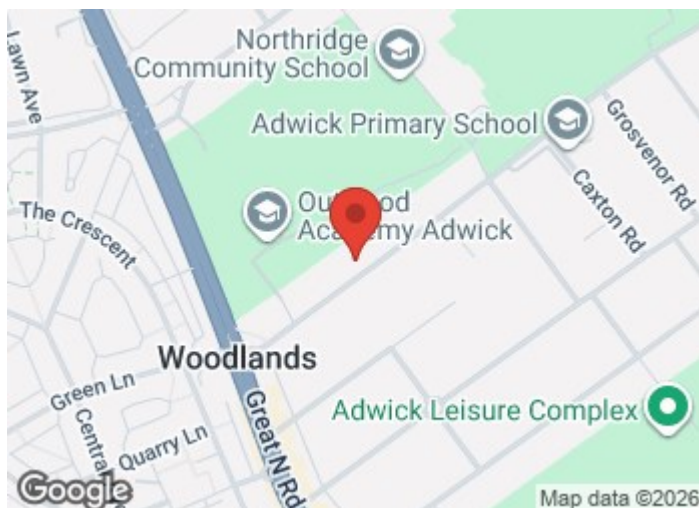
## Bedroom 3

6'3" x 6'8" (1.92 x 2.05)

## Bathroom

7'0" x 6'2" (2.14 x 1.90)

## Important Information



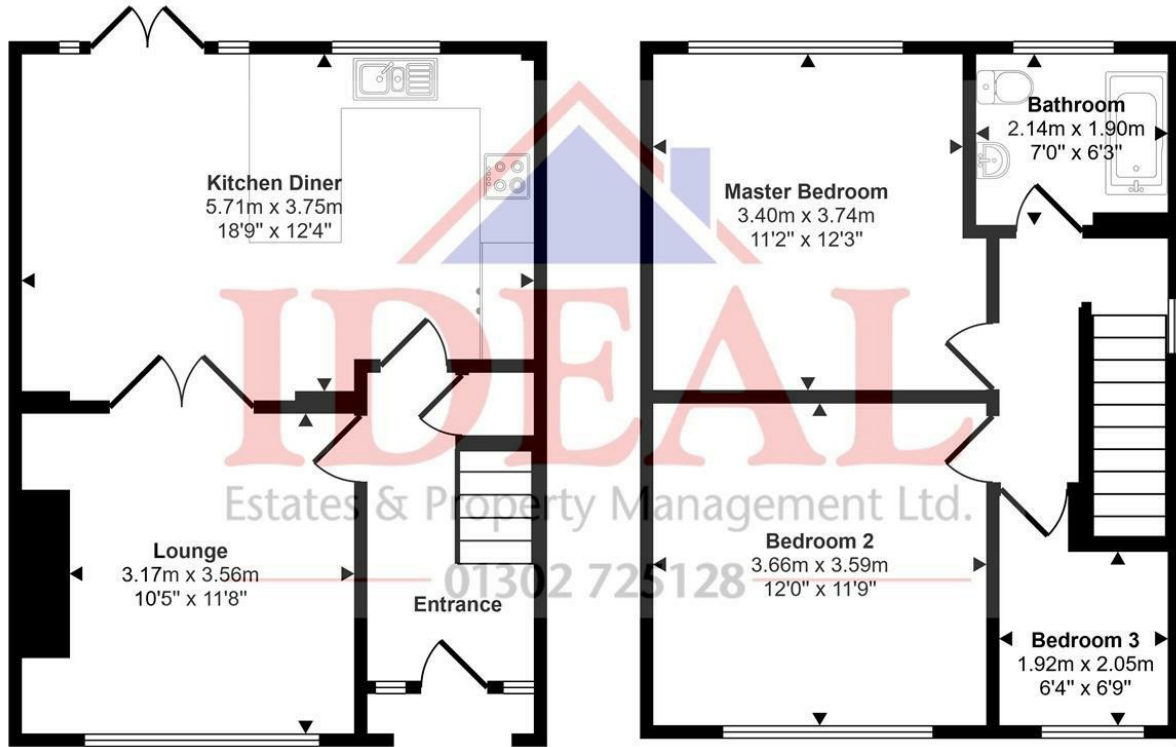
## Directions

Woodlands is a model village 4 miles (6 km) north-west of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster. Woodlands schools are Woodlands Infants School, and Woodlands Junior School, which are now known as Woodlands Primary School. There's also Adwick infant and Adwick primary school, and St Joseph & St Teresa's school which is an infant and primary catholic school. Outwood Academy Adwick is the only secondary school in the area.



# Floor Plan

Approx Gross Internal Area  
85 sq m / 914 sq ft



Ground Floor  
Approx 42 sq m / 452 sq ft

First Floor  
Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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