



Lutterworth Drive, Adwick-Le-Street Doncaster

welcome to

Lutterworth Drive, Adwick-Le-Street Doncaster

GUIDE PRICE £200,000-£210,000. Offered to the market with no onward chain this rare find four bedroom semi-detached residence is situated in the highly sought after location of Adwick-Le-Street. Offering exceptionally generous accommodation ideal for growing or extended families.



Entrance Hall

A welcoming entrance hallway providing access to the ground floor living accommodation with useful storage with stairs leading to the first floor landing, a front facing door and double glazed window.

Lounge

A particularly spacious and bright dual-aspect reception room featuring a front facing double glazed window and rear facing double glazed sliding patio doors opening onto the rear garden. Finished with two central heating radiators, coving to the ceiling and an electric wall mounted feature fire.

Kitchen

Fitted with an extensive range of wall and base units with contrasting work surfaces over, incorporating a sink and drainer unit. There is tiled splashback, an integrated wine rack, and space for a freestanding gas cooker. Features tiled flooring, a wall mounted central heating boiler, a rear facing double glazed window and access to the side integral garage.

First Floor Landing

With a useful storage cupboard.

Bedroom One

A spacious primary bedroom featuring a front facing double glazed window and a central heating radiator. Access leads directly through to the en-suite.

En-Suite Shower Room

Private en-suite serving the primary bedroom, complete with a walk-in shower cubicle, pedestal wash hand basin. There is partial tiling to the walls, tiled flooring and a rear facing obscure double glazed window.

Bedroom Two

A generous double bedroom with a front facing double glazed window and a central heating radiator.

Bedroom Three

A further double bedroom boasting a rear facing

double glazed window and a central heating radiator.

Bedroom Four

A well-proportioned fourth bedroom featuring a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a panelled bath and a pedestal wash hand basin. There is partially tiled walls, tiled flooring and a rear facing obscure double glazed window.

Separate W.C.

Separate W.C. featuring a low level flush toilet, tiled flooring, partial tiling to the walls and a rear facing double glazed window.

Outside

To the front is a garden area with mature hedging/shrubs alongside a paved driveway providing off street parking. To the rear of the property is an enclosed lawned garden.

Integral Garage

An integral garage/carport equipped with an up and over door to the front and direct garage store access through to the rear garden, offering excellent convenience, vehicle parking, or extensive storage potential with plumbing for a washing machine and space for a dryer and fridge-freezer.

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.



view this property online williamhbrown.co.uk/Property/DCR126289



welcome to

Lutterworth Drive, Adwick-Le-Street Doncaster

- GUIDE PRICE £200,000-£210,000
- FOUR BEDROOM SEMI WITH EN-SUITE
- NO ONWARD CHAIN
- EXCELLENT OPPORTUNITY TO PUT YOUR OWN STAMP ON THE PROPERTY
- IMPRESSIVE DUAL-ASPECT OPEN PLAN LOUNGE AND DINING AREA

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126289



Property Ref:
DCR126289 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk