



78 Lutterworth Drive, Adwick-Le-Street , Doncaster, DN6 7DW

This beautifully presented three-bedroom semi-detached home has been thoughtfully extended and modernised throughout to create a truly impressive family residence. Offering spacious and versatile accommodation, the property combines contemporary design with practical family living and must be viewed internally to be fully appreciated.

The heart of the home is undoubtedly the spectacular open-plan kitchen, dining and entertaining space. Featuring a stylish high-gloss fitted kitchen with a substantial central island, integrated appliances, breakfast bar seating and striking pendant lighting, this stunning room is flooded with natural light from the impressive roof lantern and provides the perfect setting for modern family life and entertaining guests.

The ground floor further benefits from a generous lounge offering a warm and inviting atmosphere, together with a beautifully appointed contemporary shower room and additional living space created by the side and rear extensions.

To the first floor are three well-proportioned bedrooms and a modern family bathroom finished to an excellent standard.

Externally, the property enjoys attractive kerb appeal with off-road parking for approximately two vehicles to the front. To the rear is a private enclosed garden providing an ideal space for outdoor dining, relaxation and family enjoyment. A detached storage garage offers excellent additional storage and practicality.

Situated within a popular residential location, the property is conveniently positioned for local amenities, schools, transport links and commuter routes.

Offers over £200,000

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- Stunning three-bedroom semi-detached family home
- Large central island with breakfast bar seating
- Contemporary first-floor family bathroom with underfloor heating
- Council Tax Band B | EPC Rating: C
- Extended to the rear and side elevations
- Beautifully presented throughout
- Detached storage garage
- Exceptional open-plan kitchen
- Modern ground floor shower room
- Off-road parking for approximately two vehicles

Hallway

4'6" x 9'4" (1.38 x 2.85)

Lounge

15'5" x 12'4" (4.71 x 3.78)

Dining Room

9'6" x 12'0" (2.92 x 3.67)

Utility

4'4" x 3'5" (1.34 x 1.06)

Shower Room

5'4" x 5'11" (1.63 x 1.82)

Kitchen

15'5" x 10'2" (4.71 x 3.11)

Master Bedroom

10'11" x 9'3" (3.34 x 2.84)

Bedroom 2

7'5" x 11'7" (2.27 x 3.54)

Bedroom 3

7'10" x 8'5" (2.39 x 2.58)

Bathroom

4'3" x 9'2" (1.32 x 2.81)

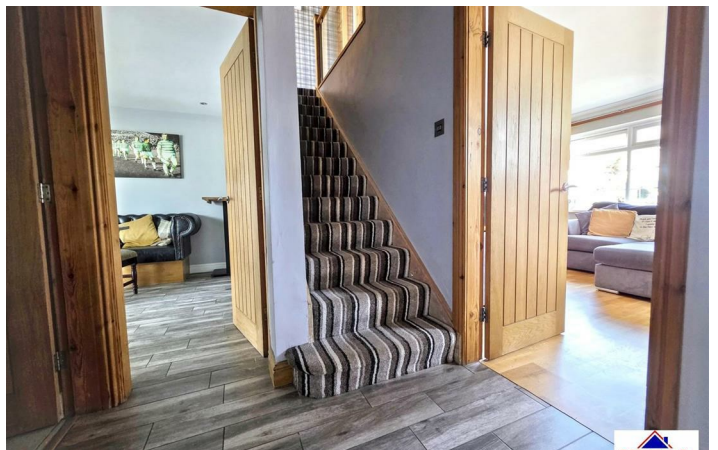
Landing

13'8" x 2'1" (4.17 x 0.65)



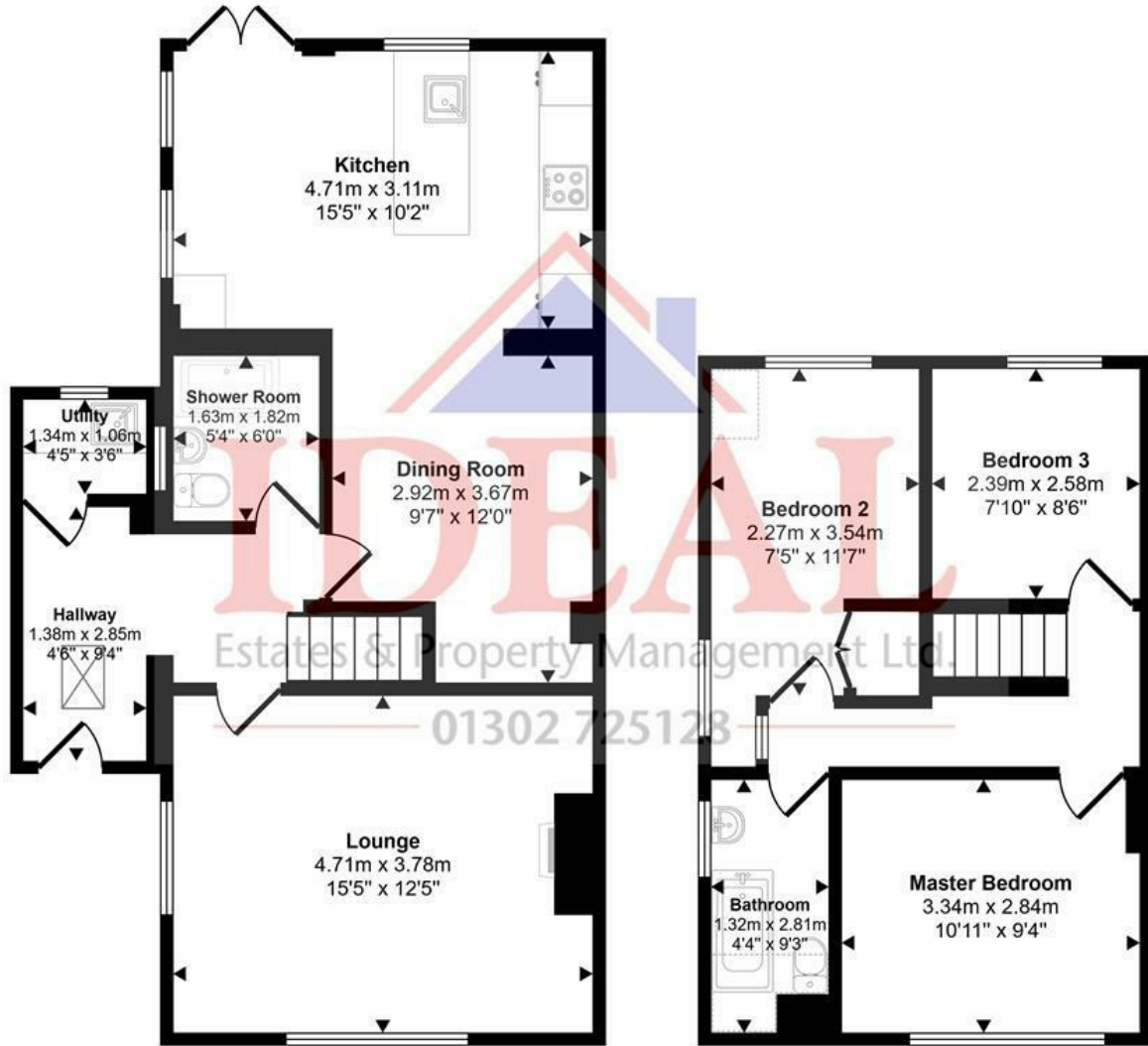
Directions

The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.



Floor Plan

Approx Gross Internal Area
94 sq m / 1015 sq ft



Ground Floor
Approx 59 sq m / 630 sq ft

First Floor
Approx 36 sq m / 385 sq ft

Denotes head height below 1.5m

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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