



124 Grampian Way
Thorne DN8 5YW

£185,000
FREEHOLD

TWO DOUBLE bedroom DETACHED bungalow. Lounge/diner. White fitted kitchen. Rear conservatory. Gas central heating (New boiler 2025). UPVC double glazed. Front and rear gardens. Side driveway and brick detached garage. Popular residential area. NO UPWARD CHAIN.



- TWO BEDROOM DETACHED BUNGALOW • Entrance hall, Lounge/diner • Fitted kitchen, Conservatory • UPVC double glazed

ENTRANCE HALL

Side UPVC double glazed entrance door with adjoining UPVC double glazed window. Doors off to all rooms. Built-in cupboard housing the wall mounted gas combi central heating boiler (NEW 2025). Loft access point with foldaway ladders to a boarded loft with light. Radiator.

LOUNGE/DINER

17'3" x 9'8"

Front facing UPVC double glazed bow window. Timber fire surround to an electric coal effect fire. Radiator.

KITCHEN

11'5" x 7'4"

Front facing UPVC double glazed window. Fitted with a range of white wall and base units with laminate worksurfaces incorporating a sink and drainer with splashback tiling. Free standing gas cooker. Space for undercounter fridge and space and plumbing for washing machine. Radiator.

BEDROOM ONE

14'4" x 8'7"

Rear facing UPVC double glazed sliding patio doors opening into the conservatory. Fitted wardrobes, cupboards and drawers to one wall. Radiator.

CONSERVATORY

7'4" x 6'4"

Front, rear and side facing UPVC double glazed windows and side UPVC double glazed entrance door. Radiator.

BEDROOM TWO

8'10" x 8'7"

Rear facing UPVC double glazed sliding patio doors. Radiator.

SHOWER ROOM

6'9" x 5'9"

Side facing UPVC double glazed window. Fitted with a suite comprising of a PVC panelled shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled walls. Radiator.

OUTSIDE

The front garden is lawned with feature ornamental tree and planted border with block paved driveway proving off road parking and leading to the side, through wrought iron gates and leading to the garage.

DETACHED BRICK GARAGE

19'6" x 8'7"

Remote control electric roller access door. Side UPVC double glazed window and side pedestrian access door. Electric light

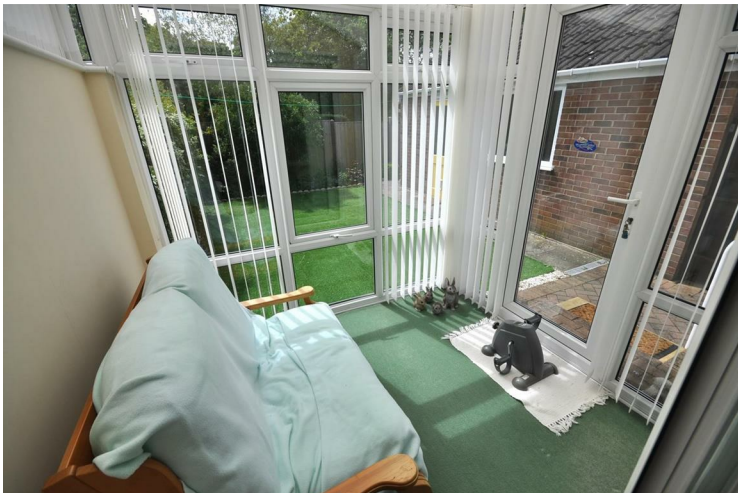


- Gas central heating (new boiler 2025)
- Side driveway, Brick detached garage
- Front and rear gardens
- Popular residential area

and power installed.

The rear garden is south facing and has an artificial lawn for ease of maintenance with timber panelled fencing and established shrub borders. There is a gate in the rear boundary fence which leads onto a bank adjoining a natural pond (which does sits beyond the boundary line) that the current owner has landscaped to create a feature, private seating area that most of the other neighbours have done, to create a space overlooking wildlife.

NO UPWARD CHAIN INVOLVED



- NO UPWARD CHAIN INVOLVED • Extending to approx. 56.6 sq.m / 609 sq.ft



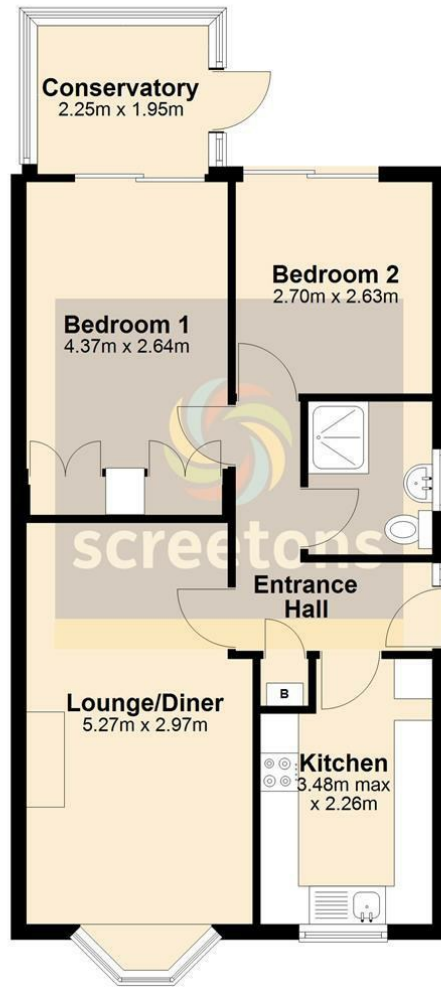


Additional Information

Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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