



7 Grove Road  
Doncaster DN7 5JU

Offers Over £235,000

**FREEHOLD**

Well appointed THREE DOUBLE bedroom DETACHED bungalow with private rear garden. Spacious lounge, Modern fitted kitchen/breakfast room and modern shower room . UPVC double glazed. Electric central heating. Garage & Driveway. Quiet cul-de-sac. NO UPWARD CHAIN. Viewing essential.



- **THREE BEDROOM DETACHED BUNGALOW** • Entrance hall, Lounge • Modern fitted kitchen/breakfast room

## ENTRANCE PORCH

Front composite double glazed entrance door and two UPVC double glazed windows. Laminate floor. Glazed door into the entrance hall.

## ENTRANCE HALL

Doors off to all rooms. Laminate floor. Radiator. Two wall lights.

## LOUNGE

16'10" x 11'11" max.

Large front facing UPVC double glazed window. Feature cream granite fireplace with electric fire. Radiator. Glazed door into the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

16'9" x 13'10"

Front and rear facing UPVC double glazed windows and side UPVC double glazed entrance door. Fitted with modern light grey handleless wall and base units with stone effect laminate worksurfaces incorporating a stainless steel sink and drainer. Matching breakfast island with additional space for dining table. Built-in electric oven, four ring hob with glass splashback and extractor hood above. Built-in and concealed fridge freezer and washing machine. Three ceiling

pendant lights. Electric chrome towel radiator. Stone effect tiled laminate floor. Door into the hallway.

## BEDROOM ONE

10'10" x 9'11"

Front facing UPVC double glazed window. Large built-in sliding mirror door wardrobe. Radiator.

## BEDROOM TWO

9'11" x 7'10"

Side facing UPVC double glazed window. Large built-in sliding mirror door wardrobe. Radiator.

## BEDROOM THREE

10'4" x 6'11"

Rear facing UPVC double glazed window. Radiator.

## SHOWER ROOM

6'11" x 7'3"

Rear facing UPVC double glazed window. Fitted with a modern suite comprising of a large shower cubicle with electric shower, pedestal wash hand basin and w.c. Marble effect PVC panelled walls. Stone effect tiled laminate floor.

## OUTSIDE

The bungalow has a wide frontage and is set behind timber



- Modern fitted shower room • UPVC double glazed • Electric central heating system • Driveway & Garage • Private rear gardens • Quiet cul-de-sac location • Extending to approx. 81.7 sq.m

panelled fencing with a large gravelled driveway/parking area leading upto the garage, with the remaining front garden also gravelled with feature planting for ease of maintenance. There is access to both sides of the bungalow to gain access into the rear garden.

## GARAGE

14'11" x 8'7"

Front remote control electric roller shutter door. Side UPVC double glazed window. Wall mounted electric central heating boiler. Electric light and power.

The rear garden is timber fence enclosed and easily manageable with lawn and paved and concreted seating areas. An outside cold water tap is fitted.

## NO UPWARD CHAIN INVOLVED





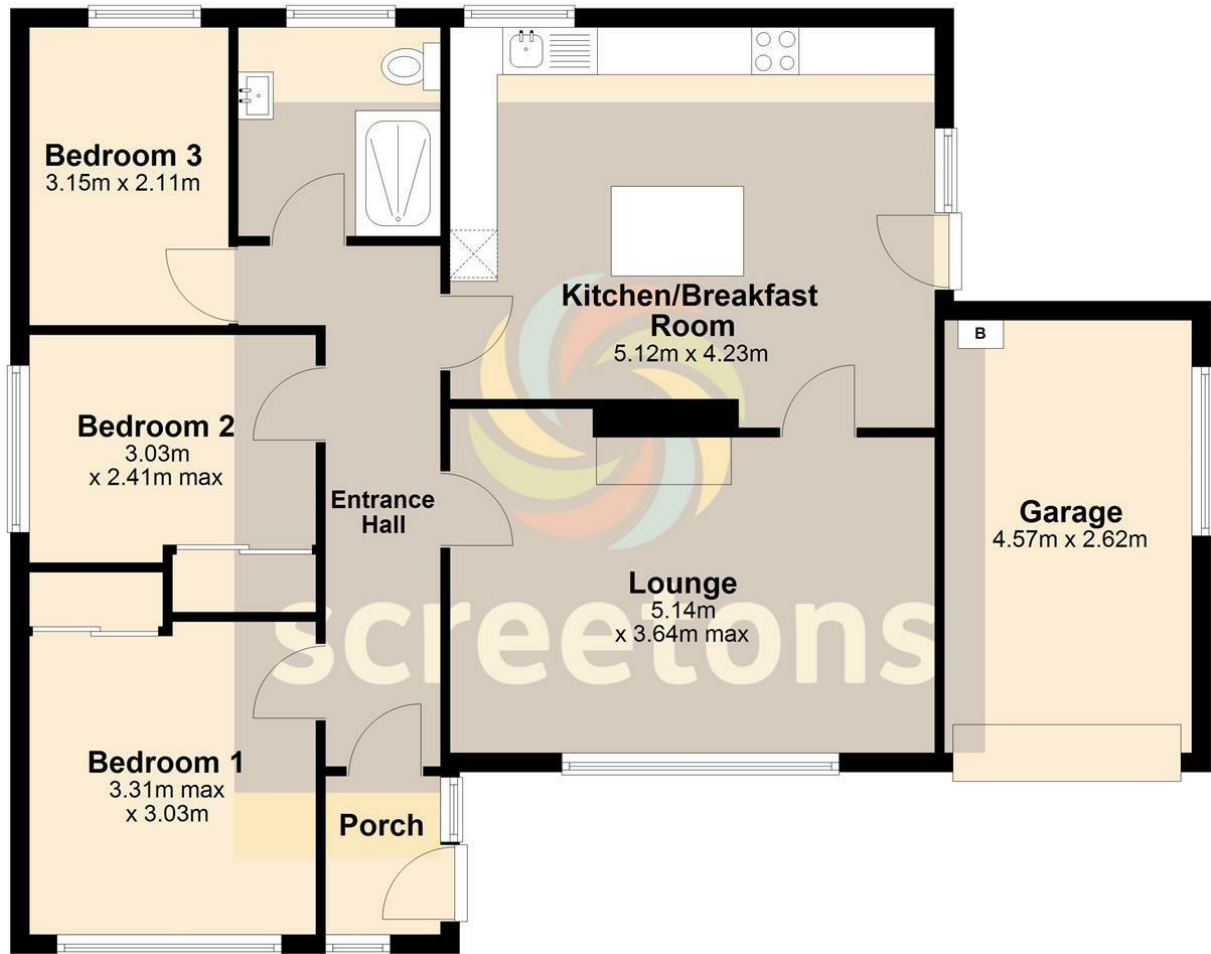


## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Floor Plan



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 36      | 52                      |
| 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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