



## 11 Lynden Avenue, Adwick-Le-Street , Doncaster, DN6 7DG

£240,000 - £250,000 Guide Price!! This beautifully presented five-bedroom semi-detached property offers spacious and versatile accommodation, ideal for modern family living. Benefiting from a side extension, the home provides an excellent balance of living and entertaining space.

The ground floor features three well-proportioned reception rooms, one of which is currently utilised as a study—perfect for home working. A separate lounge to the front of the property offers a comfortable and inviting space to relax, while the generously sized kitchen/dining area forms the heart of the home, ideal for family life and social gatherings.

Upstairs, the property comprises four bedrooms and a contemporary family bathroom, complete with a walk-in shower.

Externally, the property benefits from off-road parking, a detached garage, and a fully enclosed rear garden, providing a private and secure outdoor space.

The home is fully electric, featuring an air source heat pump and fully owned solar panels, offering an energy-efficient and environmentally friendly living solution. Additional benefits include double glazed windows throughout.

The full roof was replaced in 2025.

Council Tax Band: B  
EPC Rating: C

This is an excellent opportunity to acquire a spacious, energy-efficient family home with flexible living accommodation. Early viewing is highly recommended.

**Guide price £240,000**

# 11 Lynden Avenue, Adwick-Le-Street , Doncaster, DN6 7DG



- Beautiful five-bedroom semi-detached property with side extension
- Spacious kitchen/dining area
- Off-road parking
- EPC rating C & Council Tax Band: B and double glazing throughout
- Two reception rooms, including a flexible space currently used as a study/home office
- Four well-proportioned bedrooms
- Detached garage offering additional
- Separate front-facing lounge providing a cosy and relaxing living area
- Modern family bathroom upstairs featuring a walk-in shower
- Energy-efficient home with air source heat pump & fully owned solar panels

## Hallway

9'7" x 4'5" (2.94 x 1.36)

## Study

6'7" x 9'6" (2.03 x 2.91)

## Reception Room

15'10" x 12'7" (4.83 x 3.85)

## Lounge

6'9" x 14'8" (2.08 x 4.48)

## Kitchen/Diner

15'3" x 18'6" (4.67 x 5.66)

## Shower Room

5'4" x 6'0" (1.65 x 1.83)

## Master Bedroom

14'0" x 9'1" (4.29 x 2.77)

## Bedroom 2

10'1" x 11'10" (3.09 x 3.61)

## Bedroom 3

9'4" x 11'10" (2.86 x 3.61)

## Bedroom 4

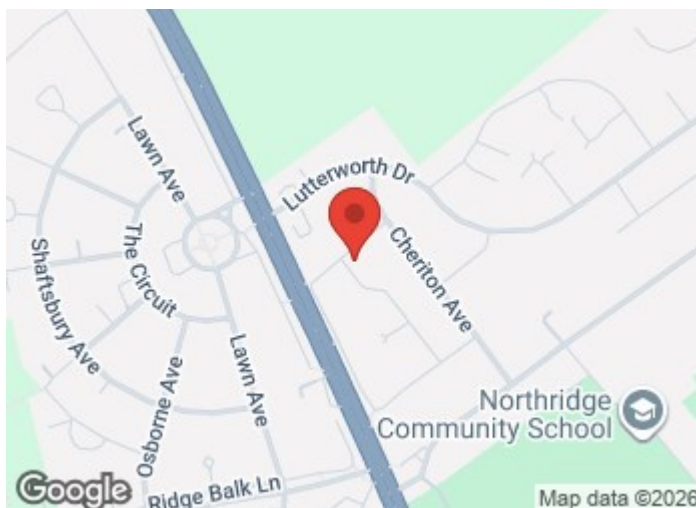
7'4" x 8'9" (2.26 x 2.69)

## Bathroom

7'10" x 8'2" (2.40 x 2.51)

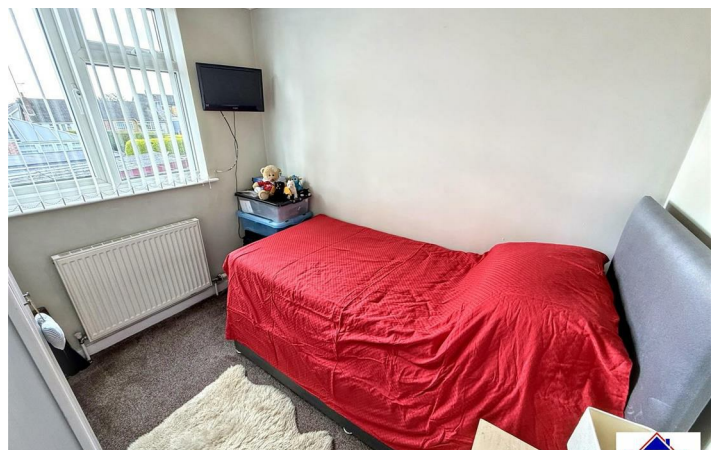
## Landing

15'10" x 6'2" (4.85 x 1.88)



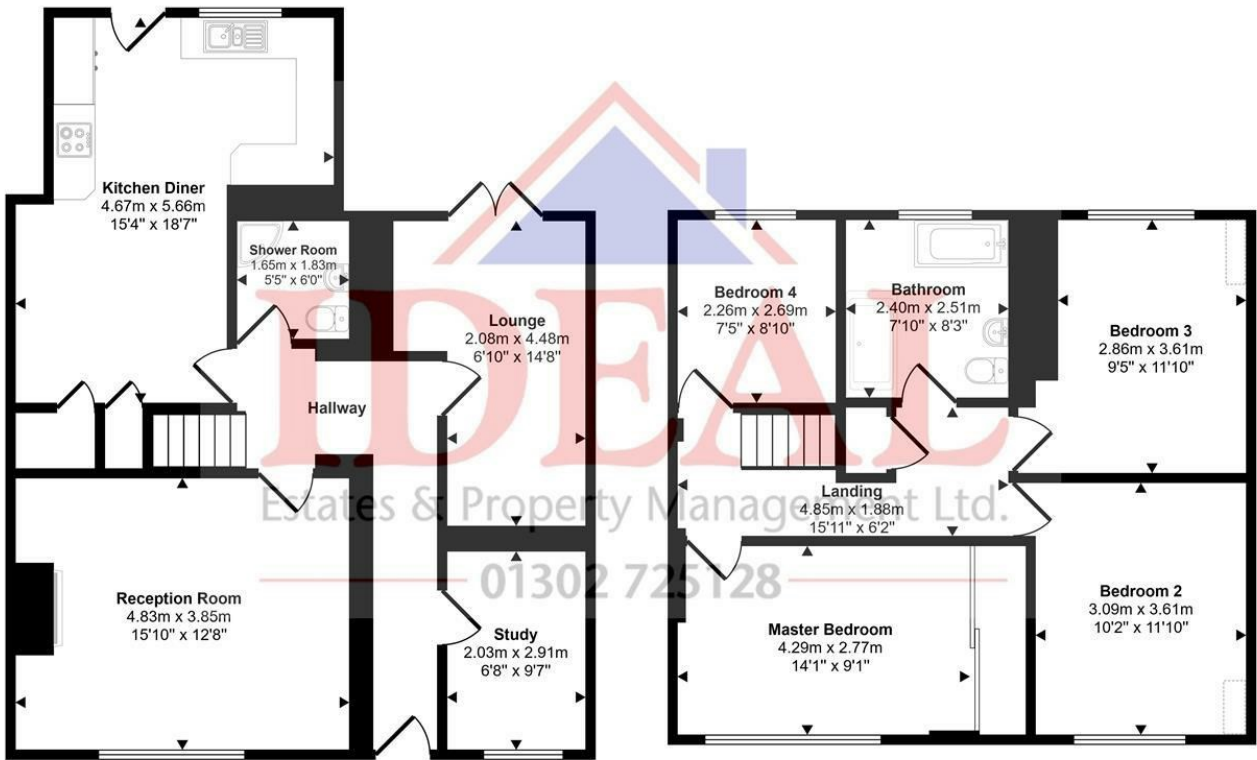
## Directions

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  
139 sq m / 1499 sq ft



Ground Floor  
Approx 77 sq m / 826 sq ft

First Floor  
Approx 63 sq m / 673 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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