



**Park Lane Road, Dunsville Doncaster DN7 4JN**



**welcome to**

**Park Lane Road, Dunsville Doncaster**

William H Brown are proud to present this well presented three bedroom detached property located within the sought after area of Dunsville. Offering stunning rear garden, spacious open plan lounge / diner, three bedrooms and off street parking with electric gates & garage. Call us on 01302 842999!!



### Entrance Hall

Comprising of wooden floor covering, a central heating radiator and storage space.

### Lounge/ Dining Room

11' 7" max x 20' 7" max ( 3.53m max x 6.27m max )

Featuring a front facing double glazed window, a gas fire with hearth, a central heating radiator and wooden floor covering.

### Kitchen

9' x 10' 9" ( 2.74m x 3.28m )

The fitted kitchen, including both wall and base units, features a fridge/ freezer, a stainless steel sink and drainer unit, a wall radiator, a rear facing double glazed window, laminate floor covering and a washing machine.

### Conservatory

8' 3" x 10' 5" ( 2.51m x 3.17m )

Featuring a brick base, a central heating radiator, wooden floor covering and electric.

### Landing

Including carpet floor covering and loft access.

### Bedroom One

11' 10" x 8' 2" ( 3.61m x 2.49m )

Including a front facing double glazed window, laminate floor covering and a central heating radiator.

### Bedroom Two

11' 4" x 7' 11" ( 3.45m x 2.41m )

Comprising of a rear facing double glazed window, laminate floor covering and a central heating radiator.

### Bedroom Three

7' 4" into recess x 9' ( 2.24m into recess x 2.74m )

Including a front facing double glazed window, a central heating radiator and laminate floor covering.

### Bathroom

Including a WC, wash hand basin, heated towel rail,

shower over the bath, a rear facing double glazed window and storage space. The bathroom is also fully tiled where visible.

### Rear Garden

The stunning and well maintained rear garden comprises of a lawn space, a pond, established borders, a paved area, a raised decked area, bin storage area and two storage sheds.

### Garage

Featuring ann up and over door, side access from the rear garden and an electricity supply.



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## **Park Lane Road, Dunsville Doncaster**

- Perfect Family Home
- Open Plan Lounge / Diner
- Stunning & Private Rear Garden
- Off Street Parking & Garage
- Three Bedrooms

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

# £220,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HTF105707 - 0008

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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