



**Springwell Lane, Balby Doncaster**



**welcome to**

**Springwell Lane, Balby Doncaster**

GUIDE PRICE £160,000-£170,000. Situated in this popular location in Balby is this spacious well-presented three bedroom mid-terraced home. Benefiting from two reception rooms, a good sized enclosed rear garden and rear garage.



### **Entrance Hall**

With a front facing composite door, decorative panelling to dado height, coving to the ceiling, a central heating radiator and stairs which rise to the first floor landing.

### **Lounge**

With a front facing double glazed bay window, coving to the ceiling, a central heating radiator and a feature fire. Bifolding doors lead through to the dining room.

### **Dining Room**

With rear facing patio doors leading out to the rear garden, a central heating radiator, coving to the ceiling and a feature fire.

### **Kitchen**

Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a gas cooker with cooker hood above, space for a fridge-freezer and space for a dishwasher. There is tiled flooring, complimentary tiling spotlights to the ceiling, rear and side facing double glazed windows and a rear facing door leading out to the rear garden.

### **First Floor Landing**

#### **Bedroom One**

With a rear facing double glazed window, a central heating radiator, coving to the ceiling, decorative panelling and built-in wardrobes.

#### **Bedroom Two**

With a front facing double glazed window and a central heating radiator.

#### **Bedroom Three**

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a panelled bath with shower over and screen. There is tiling to the walls and floor, downlights to the ceiling, a loft hatch and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is an enclosed forecourt whilst to the rear there is a good sized enclosed lawned garden with block paved patio and access to the rear garage.

### **Garage**

Accessed via the rear service lane with power, light and a courtesy door to the rear garden.



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## Springwell Lane, Balby Doncaster

- GUIDE PRICE £160,000-£170,000
- WELL-PRESENTED THROUGHOUT
- BAY FRONTED LOUNGE
- GARAGE TO REAR
- CLOSE TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£160,000-£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125945 - 0002

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