



Doncaster Lane, Woodlands Doncaster

welcome to

Doncaster Lane, Woodlands Doncaster

Ideal for first time buyers and young families is this well-presented three bedroom semi-detached family home situated in this popular location close to local amenities and transport links.



Entrance Hall

With a front facing upvc exterior door, a central heating radiator and a useful understairs storage cupboard.

Lounge

13' 2" x 10' 10" (4.01m x 3.30m)

With a rear facing double glazed window, a column style central heating radiator and coving to the ceiling. The lounge is open plan to the dining room.

Dining Room

13' 9" x 10' (4.19m x 3.05m)

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

Kitchen

8' 11" x 7' 11" (2.72m x 2.41m)

With a side facing double glazed window. Fitted with a range of contemporary wall and base units with coordinating work surfaces housing the composite sink with mixer tap. The kitchen has a range of integrated appliances including a fridge-freezer, oven and dishwasher. There is an electric hob with cooker hood above, a central heating radiator, complimentary tiling and tiled flooring.

Utility / W.C.

With a side facing obscure double glazed window.

Fitted with a WC, wash hand basin, a wall mounted boiler and a work surface beneath which is plumbing for a washing machine.

First Floor Landing

With a front facing double glazed window, loft hatch and useful storage cupboard.

Bedroom One

10' 1" x 10' 11" (3.07m x 3.33m)

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

Bedroom Two

10' 9" x 8' 10" (3.28m x 2.69m)

With a front facing double glazed window, a central heating radiator and built-in wardrobes.

Bedroom Three

10' 3" x 8' 9" (3.12m x 2.67m)

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

Bathroom

With a side facing obscure double glazed window.

Fitted with a low flush WC, a wash hand basin with mixer tap and a P-shaped bath with shower over and screen. There is a heated towel rail, tiling to the walls and downlights to the ceiling.

Outside

To the front of the property there is a low maintenance pebbled garden with a shared driveway which leads to the rear and gives access to the garage. To the rear of the property there is a a generous enclosed lawned garden with paved patio.



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Doncaster Lane, Woodlands Doncaster

- OPEN PLAN LOUNGE DINING ROOM
- MODERN AND CONTEMPORARY KITCHEN AND BATHROOM
- GROUND FLOOR WC/UTILITY
- FRONT AND REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£160,000



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