

## School Lane, Doncaster

£274,300

3Keys Property are proud to present this 3 bedroom detached family home with a 2 storey extension to the rear. Situated in the very heart of Auckley village, Doncaster, the property is ideally located for local amenities and highly sought after schools. The property benefits from a detached garage, rear private garden and an attractive resin driveway which borders the property and provides parking for up to 3 cars. To view, contact 3Keys Property 01302 867888

- 3 BEDROOM DETACHED FAMILY HOME
- TWO STOREY EXTENSION
- KITCHEN/BREAKFASTING ROOM
- EXTENDED MASTER BEDROOM
- PRIVATE REAR GARDENS NOT OVERLOOKED TO THE REAR

- SITUATED IN AUCKLEY VILLAGE CLOSE TO SCHOOLS
- 2 RECEPTION ROOMS
- FAMILY BATHROOM
- DETACHED GARAGE WITH RESIN DRIVEWAY FOR 3 CARS
- EASY ACCESS TO MOTORWAY AND CITY CENTRE

## PROPERTY DESCRIPTION

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## GROUND FLOOR

Entrance hall which gives access to the lounge, dining room and stairs to the first floor. Carpet to floor and single pendant light fitting. The lounge has a front aspect window, carpet to floor, radiator and single pendant light fitting. The dining room is the full width of the property with a side aspect window, carpet to floor, radiator and 2 single pendant light fittings. The dining room gives access to the kitchen//breakfasting room which forms part of the extension. Fitted with floor and wall units and a breakfast bar, integral oven, hob, fridge and freezer with a side aspect window, vinyl flooring and French doors onto the rear resin patio.

## FIRST FLOOR

The landing has a side aspect window, carpet to floor and access to the loft. The master bedroom to the rear has been extended and provides plenty of space for bedroom furniture with the potential for an ensuite if so desired. The second bedroom is a good size double bedroom (previously the master bedroom) with a front aspect window, carpet to floor and an inbuilt cupboard for storage. The 3rd bedroom is front facing and fits a double futon bed with carpet to the floor, radiator and a single pendant light fitting. The family bathroom has a white suite comprising of a bath tub with mixer tap shower head, hand basing with white fitted vanity unit providing additional storage and a wc. The floor is tiled and the bathroom walls are also fully tiled.

## EXTERNAL

This property is neat and tidy in appearance with an attractive resin driveway which borders the property and extends to the rear garden and forms a large patio area. There is parking for 3 cars and a detached garage. The front garden is mainly laid to lawn with beautiful Salix Flamingo trees bordering the garden and driveway. There is access to the rear garden which is mainly laid to lawn with shrub borders and a large resin patio. An access gate to the rear is a bonus for anyone with small children or pets, giving access to the field and park.

Auckley village has a wonderful community feel and is well situated for schools, local amenities which include the award winning Yorkshire Wildlife Park and is on the local transport route giving access to other parts of Doncaster as well as the City centre. The motorway is a short drive via the Great Yorkshire Way link road making commuting to nearby towns and cities far easier than ever before. To view this property, please contact 3Keys Property 01302 867888.

## ENTRANCE HALL

## LOUNGE

3.44m x 3.98m (11' 3" x 13' 1")

## DINING ROOM

5.39m x 2.62m (17' 8" x 8' 7")

## KITCHEN/BREAKFASTING ROOM

3.89m x 2.97m (12' 9" x 9' 9")

## LANDING

## MASTER BEDROOM

3.13m x 6.60m (10' 3" x 21' 8") MIN MEASUREMENTS

## BEDROOM 2

3.14m x 3.33m (10' 4" x 10' 11")

## BEDROOM 3

2.14m x 2.19m (7' 0" x 7' 2")

## BATHROOM

2.13m x 1.67m (7' 0" x 5' 6")

## DETACHED GARAGE

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – D

Tenure – Freehold

## DISCLAIMER

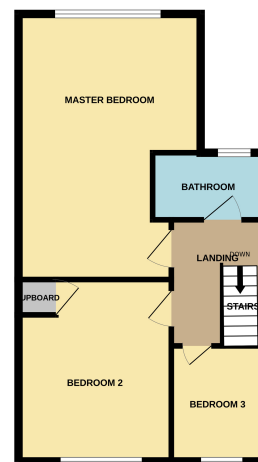
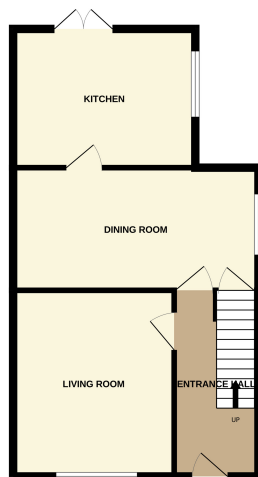
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## Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in this regard or otherwise.  
Mark van Noorden 12/22

