

Anson Grove
Auckley
DN9 3QN
01302 867888



Lindley Road, Doncaster

£299,950

3Keys Property are delighted to offer for sale this extended 4 bedroom detached family home, situated in the picturesque village of Finningley, Doncaster. The extension has provided a large master bedroom with a spacious, modern ensuite. The property has an open plan lounge and dining area, fitted kitchen and utility to the ground floor. Offered with a garage and driveway for parking 2 cars. Viewing is highly recommended, contact 3Keys Property 01302 867888 for details.

- 4 BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- EXTENDED OVER THE GARAGE
- MASTER BEDROOM WITH ENSUITE
- GARAGE AND DRIVEWAY FOR 2 CARS
- LOCATED CLOSE TO AMENITIES AND SOUGHT AFTER SCHOOLS
- IMMACULATELY PRESENTED THROUGHOUT
- FULLY FITTED KITCHEN WITH SPACIOUS UTILITY
- FAMILY BATHROOM WITH BATH OVER SHOWER
- SECURE REAR GARDEN
- EASY ACCESS TO THE M18 MOTORWAY

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this 4 bedroom detached property which has been extended over the garage to include a master bedroom and ensuite. Situated close to local schools in the picturesque village of Finningley, Doncaster, this family home is offered in ready to move into condition with a modern fitted kitchen with utility and open plan lounge/dining area.

GROUND FLOOR

The property has had a porch extension which offers a bright and spacious welcome as you enter. The floor is tiled throughout the porch and hallway and there is a front aspect window adding lots of light to this area. Large storage cupboard for coats and shoes, radiator and 2 single pendant light fittings. The hallway gives access to the lounge and stairs that lead to the first floor.

The lounge is open plan and has a large front aspect bow window which helps to flood this room with light. Carpet fitted to floor, single pendant light fitting, understairs storage and radiator. The dining room has French doors which lead onto the patio in the garden and has a pale grey tiled floor which flows into the kitchen and utility.

The kitchen has a range of cream shaker style floor and wall units with contrasting worktops and tiled splashbacks. Integrated appliances include oven, hob, extractor fan and dishwasher. There is a rear aspect window and access to the utility which has a range of floor and wall units and plumbing for washing machine and dryer. The utility has a door to the rear garden, there is also a rear aspect window, radiator and single pendant light fitting.

FIRST FLOOR

The landing is fitted with carpet to the floor and a large store cupboard, loft access and single pendant light fitting. The master bedroom which is part of the first floor extension is spacious with a front and rear aspect window. There is fitted carpet to the floor, 2 single pendant light fittings and 2 radiators. The ensuite is very stylish, fully tiled throughout with a large walk in shower with glass screen, twin hand basins with units underneath, wc, heated towel rail, spot lighting and rear aspect window.

Bedroom 2 is situated at the front of the property and is a good size double bedroom with carpet to the floor, radiator and single pendant light fitting. Bedroom 3 is a further double bedroom which is rear aspect with carpet to the floor, radiator and single pendant light fitting. Bedroom 4 is currently used as a study and has a front aspect window, carpet to the floor, radiator, single pendant light fitting and storage cupboards.

The family bathroom has fully tiled walls with a tiled floor, bath tub with shower over, hand basin and wc. There is a heated towel rail and rear aspect window.

EXTERNAL

To the front of the property is a block paved driveway with space for 2 cars. The garden has shrub borders and access to the rear garden. The rear garden has a spacious patio and grass lawn with shrub borders.

Finningley village is highly sought after with a local primary school, church, village pub and convenience store. The M18 motorway is easily accessed via the Great Yorkshire Way and the property is well located for local transport links. To view this property, contact 3Keys Property 01302 867888

ENTRANCE PORCH AND HALLWAY

1.72m x 1.71m (5' 8" x 5' 7") (maximum measurements)

LOUNGE

4.63m x 4.48m (15' 2" x 14' 8") (maximum measurements)

DINING ROOM

2.71m x 2.67m (8' 11" x 8' 9")

KITCHEN

2.71m x 2.70m (8' 11" x 8' 10")

UTILITY

2.32m x 2.17m (7' 7" x 7' 1")

WC

MASTER BEDROOM

3.37m x 7.02m (11' 1" x 23' 0") (maximum measurements)

EN SUITE

1.56m x 2.92m (5' 1" x 9' 7")

BEDROOM 2

3.22m x 3.70m (10' 7" x 12' 2")

BEDROOM 3

3.21m x 3.56m (10' 6" x 11' 8")

BEDROOM 4

2.29m x 2.71m (7' 6" x 8' 11") (maximum measurements)

FAMILY BATHROOM

2.24m x 1.66m (7' 4" x 5' 5")

LANDING

2.76m x 2.26m (9' 1" x 7' 5")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – D

Tenure – Freehold

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

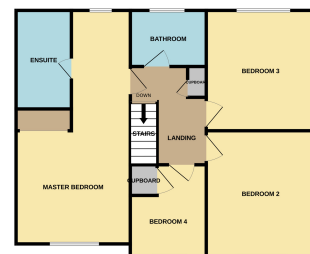
Offer Procedure

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

GROUND FLOOR



1ST FLOOR



51 LINDLEY ROAD, DONCASTER DN9 3DQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any inaccuracy or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, fixtures and appliances shown here are not guaranteed and no guarantee as to their condition or efficiency can be given.
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