

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Langsett Court, Doncaster

£315,000

3Keys Property are delighted to offer this immaculate 4 double bedroom detached family home to the open sales market. Situated within a quiet cul-de-sac in the popular Lakeside area of Doncaster, the property benefits from excellent access to the motorway network, a wide range of local amenities and restaurants and walking distance to the beautiful lake. In addition to the spacious accommodation on offer, there is a sun room extension to the rear with an insulated roof providing a further reception room which can be used to suit your requirements. For further information, please contact 3Keys Property 01302 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- FULLY FITTED KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC & UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- ENCLOSED REAR GARDEN MAINLY LAID TO LAWN WITH PATIO

- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- SEPARATE LOUNGE
- LARGE SUN ROOM USED AS A DINING ROOM
- INTEGRAL GARAGE AND DRIVEWAY FOR TWO CARS
- EXCELLENT ACCESS TO LOCAL TRANSPORT LINKS AND MOTORWAY NETWORKS

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer this immaculate 4 double bedroom detached family home to the open sales market. Situated within a quiet cul-de-sac in the popular Lakeside area of Doncaster, the property benefits from excellent access to the motorway network, a wide range of local amenities and restaurants and walking distance to the beautiful lake. In addition to the spacious accommodation on offer, there is a sun room extension to the rear with an insulated roof providing a further reception room which can be used to suit your requirements.

## GROUND FLOOR

Spacious hallway with tiled flooring which seamlessly runs throughout the ground floor accommodation with exception to the lounge. There is a store cupboard under the stairs and radiator. The hallway gives access to the lounge, kitchen/ dining area, ground floor wc and stairs to the first floor.

The lounge has a front aspect bay window with carpet to floor, radiator and single pendant light fitting. The rear aspect open plan kitchen and dining room is fully fitted with a range of floor and wall units with coordinated work tops, breakfast bar area and integrated appliances which include oven, electric induction hob, extractor hood, fridge, freezer, dishwasher and wine cooler. Spot lights, 2 designer radiators and rear aspect window over looking the garden. French doors lead into the sun room which is brick built with an insulated roof, spot lights and radiator. There are French doors which give access to the garden.

The utility room is accessed off the kitchen and is fitted with floor and wall units, sink with mixer tap, plumbing for the washing machine, single pendant light fitting, side aspect window and door leading to the rear garden.

Ground floor wc with hand basin, tiled floor, heated towel rail and spot lighting.

## FIRST FLOOR ACCOMMODATION

The landing gives access to all 4 bedrooms and the family bathroom. Fitted with carpet, single pendant light fitting, radiator and loft hatch.

The master bedroom has a front aspect window, fitted with carpet, single pendant light fitting and radiator. Door leading to ensuite which is part tiled with walk in shower, hand basin and wc. Radiator and front aspect obscure glass window, vinyl floor covering and store cupboard.

Bedroom 2 is a double bedroom with front aspect window, fitted wardrobes, carpet to floor, radiator and single pendant light fitting. Bedroom 3 is also a double bedroom with rear aspect window, carpet to floor, radiator and single pendant light fitting. The 4th double bedroom has a rear aspect window, carpet to floor, radiator and single pendant light fitting.

Part tiled family bathroom with white suite comprising bath tub, hand basin, wc, single pendant light fitting, radiator, vinyl floor covering and rear aspect obscure glass window.

## EXTERNAL

To the front of the property is an open plan garden mainly laid to lawn with shrubs and an integral garage with power and lighting and driveway for 2 cars. Access to the rear garden which has a patio, artificial grass which is bordered with mature shrubs and trees and external lighting.

The property is situated in an excellent location which allows easy access to the motorway network, city centre and local transport links. There is a wide range of shops, cafes, restaurants and leisure facilities close by as well as a lake which many locals use to walk, run or just sit by and relax. For further information, please contact 3Keys Property 01302 867888.

## LOUNGE

3.16m x 4.11m (10' 4" x 13' 6") NOT INCLUDING BAY WINDOW

## ENTRANCE HALL

## GROUND FLOOR WC

## KITCHEN/ DINING AREA

6.44m x 2.65m (21' 2" x 8' 8")

## UTILITY ROOM

1.49m x 2.65m (4' 11" x 8' 8")

## SUN ROOM/ DINING ROOM

2.46m x 5.01m (8' 1" x 16' 5")

## MASTER BEDROOM

3.18m x 3.66m (10' 5" x 12' 0")

## EN SUITE

2m x 2.60m (6' 7" x 8' 6")

## BEDROOM 2

2.64m x 3.68m (8' 8" x 12' 1")

## BEDROOM 3

2.94m x 3.18m (9' 8" x 10' 5")

## BEDROOM 4

2.70m x 2.67m (8' 10" x 8' 9")

## FAMILY BATHROOM

2.21m x 2.18m (7' 3" x 7' 2")

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – C

Tenure – Freehold

## DISCLAIMER

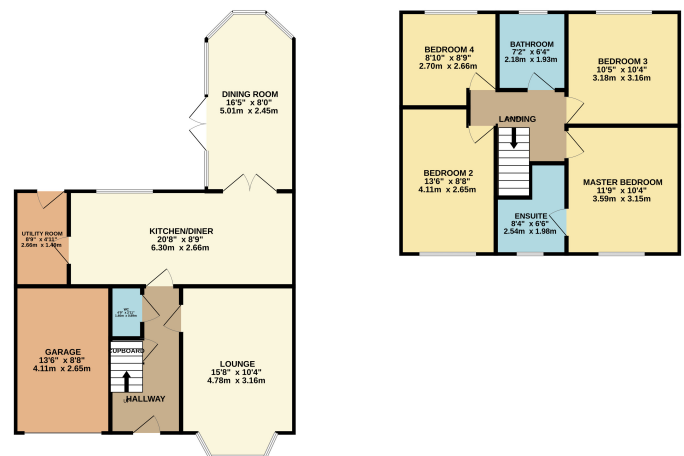
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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 check 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 Adviser, in confidence, in order that

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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 only for prospective purchasers. The services, systems and appliances shown hereon shall be tested and no guarantee shall be given for their operation, efficiency or life span.  
Mark Webb Homes (2023)