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## Saddlers Way, Doncaster

£279,950

3Keys Property are delighted to offer to the open sales market this 2 bedroom detached bungalow, situated in quiet cul de sac within the highly desirable village of Haxey, Doncaster. Well presented throughout with a lounge with sliding doors on the patio, fully fitted kitchen and large conservatory. The property benefits from 2 bathrooms and a further W/C. The rear garden has a large patio area and enclosed grassed area, summer house, shed and a detached garage and parking for several cars. To view, call 3Keys Property today 01302 867888

- DETACHED BUNGALOW
- SPACIOUS LOUNGE AND CONSERVATORY
- MODERN KITCHEN
- CUL DE SAC POSITION
- CLOSE TO LOCAL AMENITIES
- 2 BEDROOMS WITH EN-SUITES
- CLOAKROOM W/C
- DETACHED GARAGE AND BLOCK PAVED DRIVEWAY
- SEMI RURAL VILLAGE
- MUST BE VIEWED

## PROPERTY DESCRIPTION

A welcoming entrance hallway leads to the lounge, kitchen, 2 bedrooms and W/C. Finished with wood effect laminate flooring, radiator and spot lighting. The spacious lounge benefits from a front aspect bow window, rear aspect sliding patio doors, finished with carpet, 2 single pendant light fittings and radiator. A fully fitted high gloss cream kitchen with contrasting worktops, integrated oven, grill, hob, extractor hood, dishwasher and fridge, and plumbing with washing machine. Finished with tiled floor and single pendant light fitting. The kitchen opens into a large conservatory which is fully insulated with Thermotec roof which allows this space to be used all year round. There are 2 sliding doors offering access to the patio area and garden beyond. Finished with tiled flooring, 2 radiators and wall lighting.

Bedroom 1 with rear aspect window, wood effect flooring, radiator and single pendant light fitting. The mostly tiled en suite offers a shower, hand basin and W/C, obscure glass window, tiled floor, single pendant light fitting and radiator. Bedroom 2 with front aspect window, wood effect flooring, radiator and single pendant light fitting. A further en suite bathroom offers a bathtub with overhead shower, hand basin and W/C, obscure glass window, tiled floor, single pendant light fitting and radiator. To complete the accommodation on offer there is a further W/C with hand basin, front aspect window, single pendant light fitting and radiator.

To the front of the property is an open plan garden which is mainly laid to lawn. There is a block paved path and driveway enabling parking for several cars. To the rear of the property is a garden which is mostly paved with an enclosed grass area,, summer house and shed. The property a detached garage with electric door, pedestrian door, power and lighting. There is also external security lighting to the front and rear of the property, 4 CCTV cameras and home alarm system.

Haxey is a semi rural village in the Isle of Axholme and benefits from local amenities including convenience store, pharmacy and public house. There is a church and local primary school within walking distance from the property. The town of Epworth is a short drive away and offers further amenities including cafes and shops. There is a local bus service offering access to Doncaster and beyond.

## LOUNGE

3.11m x 6.05m (10' 2" x 19' 10")

## KITCHEN

2.35m x 3.46m (7' 9" x 11' 4")

## CONSERVATORY

6.61m x 3.61m (21' 8" x 11' 10")

## BEDROOM 1

3.60m x 3.10m (11' 10" x 10' 2")



## EN SUITE

1.83m x 2.16m (6' 0" x 7' 1")

## BEDROOM 2

3.46m x 2.80m (11' 4" x 9' 2")

## EN SUITE

2.18m x 1.97m (7' 2" x 6' 6")

## CLOAK ROOM W/C

0.86m x 1.84m (2' 10" x 6' 0")

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – C

Tenure – Freehold

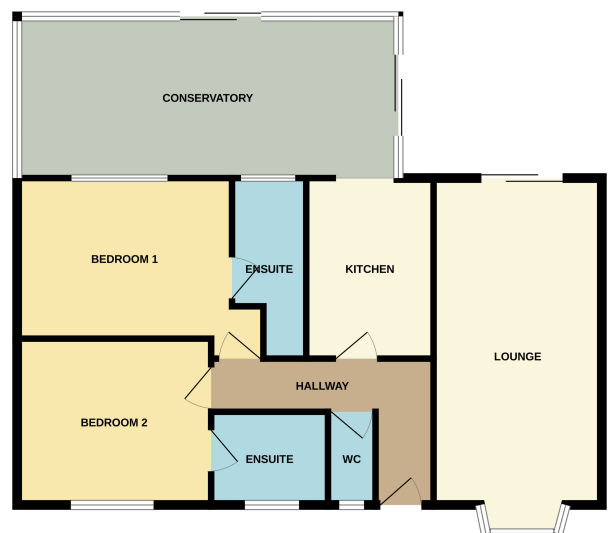
## DISCLAIMER

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 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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of above, below, water and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee is given with respect to them.