



Grange Avenue, Doncaster

£250,000

3Keys Property are delighted to offer this beautiful 3 BEDROOM semi detached family home to the open sales market. This property is situated in the desirable town of Bawtry, Doncaster and within close distance to vast range of shops, bars and restaurants. well presented throughout, with 3 bedrooms, 2 reception rooms, fitted kitchen/breakfasting room with integrated appliances, family bathroom and single skin ground floor extension to include study, lobby entrance, utility room and ground floor wc. With parking for 2 cars, and a large, landscaped rear garden with a range of mature shrubs and trees, grass lawn, decking area and patio. To view this lovely home, contact 3Keys Property today 01302 867888.

- **3 BEDROOM SEMI DETACHED FAMILY HOME**
- **CLOSE DISTANCE TO BAWTRY TOWN**
- **FULLY FITTED KITCHEN /BREAKFASTING ROOM WITH BREAKFAST BAR**
- **BATHROOM WITH SHOWER OVER BATH**
- **LARGE SOUTH FACING REAR GARDEN NOT OVERLOOKED**
- **WELL PRESENTED THROUGHOUT**
- **SPACIOUS LOUNGE AND DINING ROOM**
- **UTILITY, LOBBY AND GROUND FLOOR WC**
- **SINGLE BRICK GROUND FLOOR EXTENTION PROVIDING STUDY AREA**
- **DRIVEWAY WITH PARKING FOR 2 CARS**

PROPERTY DESCRIPTION

3Keys Property are delighted to offer this well presented 3 BEDROOM semi detached family home to the open sales market. This property is situated in the desirable town of Bawtry, Doncaster and within close distance to a vast range of shops, bars and restaurants. This lovely family home offers 3 bedrooms, 2 reception rooms, fitted kitchen/breakfasting room with integrated appliances, family bathroom and single skin brick ground floor extension to include study, lobby entrance, utility room and ground floor wc. With parking for 2 cars, and a large, landscaped rear garden with a range of mature shrubs and trees, grass lawn, decking area and patio.

GROUND FLOOR

You are welcomed by a lovely bright entrance hallway which gives access to the lounge and stairs leading up to the first floor accommodation. There is fitted carpet to floor and stairs, single pendant light fitting and central heating radiator.

A formal lounge with a large front aspect bay window adding a stylish feature to this room. Carpet to the floor, single pendant light fitting and central heating radiator.

The dining room has large sliding doors which lead onto the decking outside, making it a great area for entertaining friends and family. Carpet to floor, single pendant light fitting and central heating radiator. Door leading to the kitchen.

Fully fitted kitchen with a range of floor and wall units with contrasting worktops and breakfast bar; integrated appliances including oven, hob and extractor hood. Plumbing for dishwasher and 1 1/2 bowl sink unit with mixer tap. Rear and side aspect windows, large under stair cupboard providing ample space for household cleaning equipment, single pendant light fittings and central heating radiator. Vinyl floor covering and rear access door to garden.

There is a single skin brick extension to the side of the property which provides a lobby area which is a great place to store coats and shoes, with front access door to driveway. Vinyl floor covering, single pendant light fitting and radiator.

The utility room offers plumbing for washing machine, space for tumble dryer, matching floor and wall units with worktop. A rear access door leads to the garden, single pendant light fitting and central heating radiator.

W/C with hand basin, single pendant light fitting, tiled floor and central heating radiator.

Study with French doors onto the garden, vinyl floor covering, single pendant light fitting and radiator.

FIRST FLOOR

The landing offers access to the bedrooms and family bathroom. There is carpet to the floor, single pendant light fitting and side aspect window.

A front aspect principal bedroom with large bay window. The bedroom offers a range of fitted wardrobes, carpet to the floor, single pendant light fitting, and central heating radiator.

Bedroom 2 is a rear aspect double bedroom with fitted wardrobes, carpet to the floor, single pendant light fitting and central heating radiator.

Bedroom 3 is a front aspect bedroom with carpet to the floor, single pendant light fitting, and central heating radiator. There is built in hanging space providing additional storage.

A fully tiled family bathroom with bath tub and shower over, hand basin with unit underneath and W/C. Obscure rear aspect glass window, vinyl floor covering, single pendant light fitting and heated towel rail.

EXTERNAL

To the front of this property is a well maintained, low maintenance garden with decorative stone and driveway for 2 cars. There is access to the rear south facing garden which is landscaped and fully enclosed with a spacious patio and decking area, out door lighting and grass lawn.

To view this lovely family home, please contact 3Keys Property 01302 867888.

HALLWAY

LOUNGE

3.56m x 3.49m (11' 8" x 11' 5") NOT INTO BAY WINDOW

DINING ROOM

3.11m x 3.72m (10' 2" x 12' 2")



KITCHEN/BREAKFASTING ROOM

2.25m x 5.95m (7' 5" x 19' 6") MAXIMUM MEASUREMENT

LOBBY

1.66m x 2.45m (5' 5" x 8' 0")

UTILITY

1.66m x 2.94m (5' 5" x 9' 8")

GROUND FLOOR WC

.61m x 1.86m (2' 0" x 6' 1")

STUDY

1.66m x 4.41m (5' 5" x 14' 6")

LANDING

BEDROOM 1

3.10m x 3.52m (10' 2" x 11' 7") NOT INTO BAY WINDOW

BEDROOM 2

3.10m x 3.74m (10' 2" x 12' 3")

BEDROOM 3

1.95m x 2.53m (6' 5" x 8' 4")

BATHROOM

1.96m x 1.72m (6' 5" x 5' 8")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – D

Tenure – Freehold

Boiler - Combi boiler installed in 2007

Loft - With ladder. No boarding or power.

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 Laws to check all prospective purchasers' identification.

GROUND FLOOR
663 sq. ft. (61.6 sq.m.) approx.

1ST FLOOR
422 sq. ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq ft. (100.8 sq.m.) approx.
Whilst every care has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, areas and other details are approximate only and should not be relied upon for any legal purposes. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The dimensions and areas given in this plan have been rounded and no guarantee is given to the accuracy of the plan. The plan is not to scale. It is the responsibility of the prospective purchaser to have an independent survey carried out.

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