

Anson Grove  
Auckley  
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## 2 Chapel Lane, Doncaster

£249,900

3Keys Property are delighted to offer for sale, this 3 bedroom detached bungalow, situated in Branton, Doncaster. The property is offered in good condition with NO ONWARD CHAIN and has a large lounge/dining room with French doors onto garden, fitted kitchen and 3 bedrooms. There is a garage with block paved driveway offering parking space for at least 2 cars. To view, contact 3Keys Property today 01302 867888

- 3 BEDROOM DETACHED BUNGALOW
- OFFERED IN GOOD ORDER
- REAR ASPECT LOUNGE WITH FRENCH DOORS ONTO GARDEN
- BATHROOM WITH BATH TUB AND WALK IN SHOWER
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- BRANTON VILLAGE LOCATION
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GARAGE WITH DRIVEWAY FOR 2 CARS
- GARDENS TO THE FRONT AND REAR WITH PATIO



PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale, this 3 bedroom detached bungalow, situated in Branton, Doncaster. The property is offered in good condition with NO ONWARD CHAIN and has a large lounge/dining room with French doors onto garden, fitted kitchen and 3 bedrooms. There is a garage with rear pedestrian access door and block paved driveway offering parking space for at least 2 cars.

The accommodation briefly comprises of entrance hall, 3 bedrooms and a family bathroom with walk in shower and bath. To the rear of the property is a large open plan lounge/dining room with French doors onto the garden and a kitchen with integrated appliances and access door to garden.

PROPERTY DESCRIPTION

The property is accessed via a front door which is located to the side of the property. There is a hallway which gives access to all rooms and there is access to the loft from the 3rd bedroom. The property is fitted with carpet throughout all the main rooms with exception to the family bathroom, kitchen and hallway.

The lounge is situated to the rear of the property and has French doors to the rear garden. 1 radiator and 2 single pendant light fittings. The dining area has space in for a dining table.

A fully fitted kitchen with a range of floor and wall units with integrated appliances to include oven, hob, extractor fan, dishwasher, fridge, freezer and washing machine. Tiled splash backs, wood effect laminate floor, side aspect window and door to rear garden, radiator and spot lighting.

Bedroom 1 has a front aspect window, radiator and single pendant light fitting. The ensuite shower room is fully tiled with walk in shower cubicle, hand basin and wc. There is a side aspect window, spot light and radiator.

Bedroom 2 is a rear aspect double with radiator and single pendant light fitting. Bedroom 3 is a small double with front aspect window, radiator and single pendant light fitting.

The fully tiled family bathroom has a suite comprising bath tub and walk in shower, hand basin and wc. There is a side aspect window, vinyl floor covering, spot light and radiator.

To the front of the property is a garden with grass lawn and mature shrubs. There is block paving which borders the property and a driveway which provides parking for 2 cars. To the rear is a garden with patio, grass lawn, decorative stone and mature shrubs. There is pedestrian access to the garage which has power and lighting.

Situated in the highly sought after village of Branton, Doncaster, this property is well located for access to local amenities, transport links and motorway network. The village of Branton has a lovely community centre and park off Kilham Lane and is in close distance to the award winning Yorkshire Wildlife Park. For further details, please contact 3Keys Property 01302 867888.

HALLWAY

LOUNGE / DINING ROOM

3.63m x 5.07m (11' 11" x 16' 8") MAX MEASUREMENT



KITCHEN

2.44m x 3.62m (8' 0" x 11' 11")

BATHROOM

2.39m x 2.84m (7' 10" x 9' 4")

BEDROOM 1

3.33m x 3.64m (10' 11" x 11' 11")

BEDROOM 2

2.87m x 3.60m (9' 5" x 11' 10")

BEDROOM 3

2.87m x 3.29m (9' 5" x 10' 10")

ADDITIONAL INFORMATION

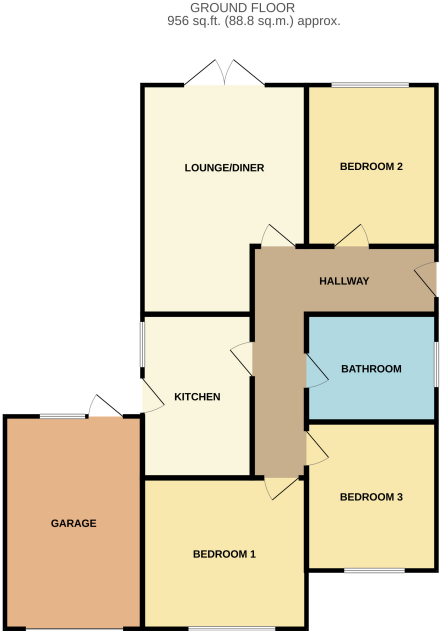
- Council Tax Band – C
- EPC rating – D
- Tenure – Freehold
- Parking - Driveway for to 2 cars
- Garage - With up and over door, power and lighting.
- Loft - No boarding, light and no ladder.
- Boiler - Combi boiler

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 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.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The correct, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency can be given.  
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