



2 Chapel Lane, Doncaster

£239,950

3Keys Property are delighted to offer for sale this three-bedroom detached bungalow, situated in the highly sought-after village of Branton, Doncaster. Offered with **NO ONWARD CHAIN**, this well-presented bungalow has recently been refreshed throughout, with walls and ceilings newly painted and all carpets removed, providing a clean, neutral canvas and allowing the new owner the freedom to choose their own flooring and move straight in. Contact 3Keys Property for details 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 three-bedroom detached bungalow, situated in the highly sought-after village of Branton, Doncaster. Offered with **NO ONWARD CHAIN**, this well-presented bungalow has recently been refreshed throughout, with walls and ceilings newly painted and all carpets removed, providing a clean, neutral canvas and allowing the new owner the freedom to choose their own flooring and move straight in.

The property is accessed via a side entrance door which opens into a welcoming hallway, giving access to all principal rooms and offering a practical, well-planned layout ideal for bungalow living. Wood effect laminate to floor and 2 single pendant light fittings. Loft access is available via the third bedroom.

To the rear of the property is a generous open-plan lounge and dining room, a bright and inviting space ideal for both relaxing and entertaining. French doors open directly onto the rear garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living. There is ample space for a full dining table as well as comfortable seating.

The fitted kitchen is well appointed with a range of wall and base units, complemented by tiled splashbacks and wood-effect laminate flooring. Integrated appliances include an oven, hob with extractor, dishwasher, fridge, freezer and washing machine. A side aspect window provides natural light, and a door offers convenient access to the rear garden.

Bedroom One is a well-proportioned double bedroom positioned to the front of the property with radiator and single pendant light fitting.

Bedroom Two is a rear-facing double bedroom overlooking the garden, providing a peaceful and comfortable space with radiator and single pendant light fitting.

Bedroom Three is a small double bedroom with a front aspect window, ideal for use as a guest bedroom, home office or hobby room, and also provides access to the loft.

The family bathroom is fully tiled and fitted with a modern suite comprising a bath and separate walk-in shower, hand basin and WC. The room benefits from a side aspect window, vinyl flooring, spot lighting and a radiator.

Externally, the property offers a block-paved driveway providing parking for at least two vehicles, leading to a garage with power, lighting and rear pedestrian access.

The front garden is mainly laid to lawn with mature shrubs, while the enclosed rear garden features a patio seating area, lawn, decorative stone and established planting, making it ideal for low-maintenance outdoor enjoyment.

Situated in the beautiful village of Branton, the property enjoys a strong community feel and excellent local amenities. The village is well served by regular bus routes, offering convenient access to surrounding areas. A particular highlight is the popular Kilham Hall Community Centre, renowned for its buzzing coffee mornings, WI and a wide range of weekly fitness and social activities, as well as a monthly book club, creating a vibrant hub for village life. Additional local amenities, parks and the award-winning Yorkshire Wildlife Park are also within close proximity. Early viewing is highly recommended. For further details or to arrange a viewing, please contact 3Keys Property on 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.

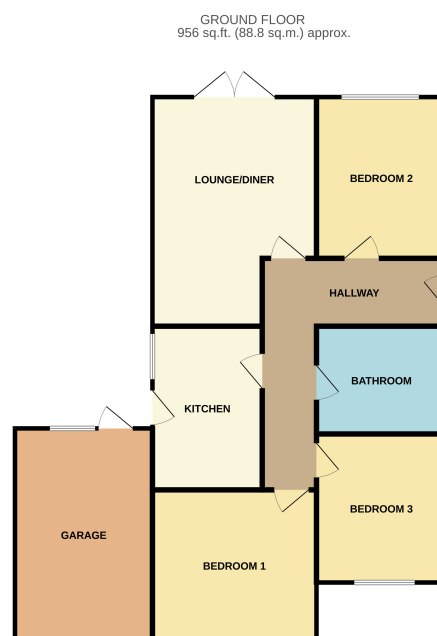
Offer Procedure

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 the value of the property.

GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.

The property is situated in a prime location, close to the city center and the airport. It is a well-maintained building with a modern interior and a large garden. The property is suitable for residential or commercial use.

For more information, please contact us at [phone number] or visit our website at [website address].



TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.