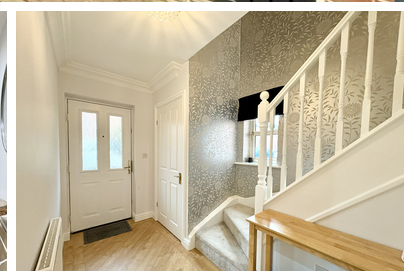


Anson Grove
Auckley
DN9 3QN
01302 867888



St Laurence Court, Doncaster
£230,000

3Keys Property are delighted to offer for sale this extended and beautifully presented detached family home situated in a highly sought-after cul-de-sac location, close to local amenities, transport links and OFSTED 'Good' schools. Offering three reception rooms, a modern fitted kitchen, three double bedrooms including an en suite to the principal bedroom, and contemporary family bathroom and cloakroom, this superb property provides spacious and stylish accommodation throughout. Set on an attractive corner plot with well-maintained gardens, driveway parking and a single garage, the home is ready to move straight into with flooring and blinds included as fitted. Offered with no onward chain, early viewing is highly recommended. Contact 3Keys Property 01302 867888.

- 3 DOUBLE BEDROOM DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- GOOD SIZE REAR GARDEN WITH PATIO
- FULLY TILED BATHROOM
- GROUND FLOOR WC
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- FITTED KITCHEN WITH INTEGRAL OVEN AND HOB
- PRINCIPAL BEDROOM WITH ENSUITE
- EASY ACCESS TO LOCAL AMENITIES AND POPULAR SCHOOLS
- DETACHED GARAGE AND DRIVEWAY

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this extended detached house, ideally located within a popular cul-de-sac offering convenient access to local amenities, transport links, and well-regarded OFSTED 'Good' primary and secondary schools. The property has been thoughtfully improved and extended to create a versatile family home offering spacious, modern and well-presented accommodation throughout.

Benefits include gas central heating, PVCu double glazing, a modern fitted kitchen with integrated appliances, and contemporary bathroom, en suite and WC. Further highlights include two sets of French doors opening to the rear garden, a feature fireplace to the lounge, and ample power and media points. The home is ready to move into, with flooring and blinds included as fitted.

Externally, the property occupies a corner plot with well presented gardens, driveway parking, and a single garage with power and light.

Accommodation Ground Floor

Entrance Hall A welcoming entrance with fitted flooring, radiator, and single pendant light fitting. Provides access to the principal ground floor rooms.

Lounge A bright and comfortable reception room featuring a gas fire with an attractive surround. French doors open onto the rear garden, allowing plenty of natural light. Includes fitted carpet, radiator, and single pendant light fitting.

Dining Room A versatile reception space suitable for formal dining or entertaining. Includes fitted carpet, radiator, single pendant light fitting, and French doors leading to the conservatory.

Conservatory A light and airy addition to the home offering extra living space with feature radiator, timber flooring, and French doors opening directly to the rear garden. Includes single pendant light fitting.

Kitchen Fitted with a comprehensive range of modern wall and base units complemented by laminate worktops and tiled splashbacks. Includes integrated oven, hob, extractor hood, fridge, and washing machine. Finished with fitted flooring, radiator, and single pendant light fitting.

Cloakroom / WC Fitted with contemporary white sanitary ware and tasteful tiling. Includes fitted flooring, blind, radiator, and single pendant light fitting.

First Floor

Landing With fitted carpet, radiator, and single pendant light fitting. Provides access to all bedrooms and family bathroom.

Bedroom One (Principal Suite) A generous double bedroom with fitted carpet, radiator, and single pendant light fitting. Access to: En Suite Shower Room Beautifully appointed with modern white sanitary ware, contemporary tiling, chrome ladder radiator, recessed spotlights, vinyl flooring, and extractor fan.

Bedroom Two A spacious double bedroom with fitted carpet, radiator, and single pendant light fitting.

Bedroom Three A further double bedroom, also with fitted carpet, radiator, and single pendant light fitting.

Family Bathroom Fitted with a contemporary white suite, tasteful tiling, chrome ladder radiator, recessed spotlights, vinyl flooring, and extractor fan.

External

The property occupies a corner plot with well presented gardens to the front and rear, featuring lawns, patio seating area, and external tap. To the front and side is driveway parking leading to a single garage with power and light. The gardens provide an attractive and practical outdoor space for relaxation or entertaining. To view this ready to move into property, contact 3Keys Property 01302 867888.

ENTRANCE HALL

WC

DINING ROOM

2.64m x 5.11m (8' 8" x 16' 9")

LOUNGE

3.77m x 4.34m (12' 4" x 14' 3")



KITCHEN

2.35m x 3.27m (7' 9" x 10' 9")

CONSERVATORY

2.64m x 3.53m (8' 8" x 11' 7")

LANDING

PRINCIPAL BEDROOM

3.60m x 4.06m (11' 10" x 13' 3")

ENSUITE

1.88m x 1.96m (6' 2" x 6' 5")

BEDROOM 2

2.64m x 5.11m (8' 8" x 16' 9")

BEDROOM 3

2.65m x 2.97m (8' 8" x 9' 9")

FAMILY BATHROOM

1.81m x 1.96m (5' 11" x 6' 5")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – C

Tenure – Freehold

Parking - Driveway for two cars

Garage - Single garage

Boiler - TBC

Disclaimer

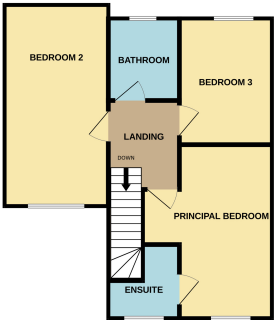
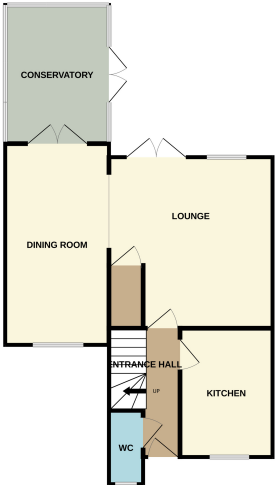
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, rooms 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 original, signed and sealed floor plan has not been issued and no guarantee as to the correctness of accuracy can be given.
Made with Metaphor C0205