



## Lime Avenue, Doncaster

**£235,000**

3Keys Property are delighted to present this beautifully maintained three-bedroom detached family home, ideally positioned within a popular and well-established residential development in Auckley, Doncaster, DN9. Offering modern and spacious accommodation throughout, the property includes a generous separate lounge, a contemporary fully fitted kitchen/diner with French doors to the garden, a ground floor WC, a principal bedroom with ensuite shower room, two further bedrooms and a stylish family bathroom. Externally, the property benefits from block paved driveway for two vehicles and a secure, landscaped rear garden which is not overlooked, providing an excellent outdoor space for families and entertaining. With highly regarded schools and colleges nearby, excellent local amenities, and superb commuter links via the M18 and Great Yorkshire Way, this home is perfectly suited to families, professionals, first-time buyers and buyers looking to commute to nearby towns and cities. To arrange a viewing or request further details, please contact 3Keys Property today on 01302 867888.

- **3 BEDROOM DETACHED FAMILY HOME**
- **WELL PRESENTED THROUGHOUT**
- **GROUND FLOOR WC**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **LANDSCAPED REAR GARDEN WITH SHED**
- **EXCELLENT LOCATION FOR SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE**
- **FULLY FITTED REAR ASPECT KITCHEN/DINING ROOM**
- **SEPARATE LOUNGE WITH FRONT ASPECT WINDOW**
- **BLOCK PAVED DRIVEWAY FOR 2 CARS**
- **CLOSE TO MOTORWAY LINKS AND AMENITIES**

## PROPERTY DESCRIPTION

3Keys Property are delighted to present this beautifully maintained three-bedroom detached family home, ideally positioned within a popular and well-established residential development in Auckley, Doncaster, DN9.

Offering modern and spacious accommodation throughout, the property includes a generous separate lounge, a contemporary fully fitted kitchen/diner with French doors to the garden, a ground floor WC, a principal bedroom with ensuite shower room, two further bedrooms and a stylish family bathroom. Externally, the property benefits from driveway parking for two vehicles and a secure, landscaped rear garden which is not overlooked, providing an excellent outdoor space for families and entertaining. With highly regarded schools and colleges nearby, excellent local amenities, and superb commuter links via the M18 and Great Yorkshire Way, this home is perfectly suited to families, professionals, first-time buyers and buyers looking to commute to nearby towns and cities.

## Accommodation

The property is entered through a welcoming hallway with carpet to the floor, a radiator and a pendant light fitting, providing access to the lounge and the ground floor WC.

**Ground Floor WC** - The WC is fitted with a hand basin and toilet, with carpet flooring, a radiator and pendant lighting.

**Lounge** - The lounge is a bright and inviting reception room with a front-facing window, carpeted flooring, two radiators and a pendant light fitting. Stairs rise to the first floor, and a door provides access through to the kitchen/diner, creating a comfortable layout for modern family living.

**Kitchen / Diner** The stylish kitchen/diner is fitted with contemporary white high-gloss wall and base units with contrasting worktops, offering both practicality and a modern finish. Integrated appliances include an oven with gas hob and extractor hood above, along with space for a fridge and freezer and plumbing for a washing machine. French doors open directly onto the rear garden, allowing plenty of natural light into the space and providing an excellent connection between indoor and outdoor living. The kitchen/dining area offers ample room for a dining table and benefits from tiled flooring, a radiator, a large understairs storage cupboard and spot lighting.

## First Floor

To the first floor, the landing has carpeted flooring, a pendant light fitting and a useful storage cupboard housing the cylinder tank. The landing provides access to all three bedrooms and the family bathroom. There is loft access via a fitted ladder, with the loft benefiting from lighting and power.

**Principal Bedroom** - The principal bedroom overlooks the front of the property and features carpeted flooring, a radiator and pendant lighting.

**Ensuite Shower Room** - The ensuite shower room is part tiled and includes a walk-in shower, wash basin and WC. Additional features include vinyl flooring, spot lighting and a heated towel rail.

**Bedroom Two** - Bedroom two is a well-proportioned double bedroom with a rear-facing window, carpet to the floor, radiator and pendant lighting.

**Bedroom Three** - Bedroom three is a single bedroom, currently used as a dressing room, and includes a front-aspect window, carpeted flooring, radiator and a pendant light fitting.

**Family Bathroom** - The family bathroom is part tiled and fitted with a white suite comprising a bathtub, wash basin and WC. The room also benefits from a rear aspect window, tiled flooring, a radiator and spot lighting.

## Outside

Externally, the property offers a well-maintained and secure rear garden, mainly laid to lawn with artificial grass and a patio area ideal for outdoor seating or dining. The garden includes shrub borders and a gated pathway providing access to the front of the property. There is additional storage space and a shed located down the side of the property. To the front, the property benefits from a driveway providing parking for two vehicles.

## Location

Auckley, Doncaster (DN9) remains a highly sought-after location for families and commuters alike, offering a pleasant semi-rural feel while providing excellent access to a wide range of amenities. The area is well served by highly regarded schools and 6th form college, with several within walking distance, making it a particularly popular choice for families. For commuters, the property offers excellent connectivity to Doncaster city centre and beyond, with easy access to the M18 motorway and Great Yorkshire Way, providing straightforward travel to surrounding towns and cities. Auckley also benefits from attractive green spaces, walking routes and a welcoming community atmosphere. To arrange a viewing or request further details, please contact 3Keys Property today on 01302 867888.



## ENTRANCE HALL

### WC

0.89m x 1.95m (2' 11" x 6' 5")

### LOUNGE

4.40m x 5.35m (14' 5" x 17' 7") MAXIMUM MEASUREMENT

### KITCHEN

2.76m x 4.40m (9' 1" x 14' 5")

## FIRST FLOOR LANDING

### BEDROOM 1

2.45m x 3.65m (8' 0" x 12' 0")

### ENSUITE

1.65m x 2.45m (5' 5" x 8' 0") MAXIMUM MEASUREMENT

### BEDROOM 2

2.45m x 3.28m (8' 0" x 10' 9") MAXIMUM MEASUREMENT

### BEDROOM 3

1.85m x 2.68m (6' 1" x 8' 10")

### BATHROOM

1.70m x 1.85m (5' 7" x 6' 1")

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – TBC

Tenure – Freehold

Loft - Access with ladder and lighting

Boiler - Original pressurised cylinder

Parking - Driveway with parking for 2 cars

## DISCLAIMER

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## 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

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. Prospective purchasers are advised to make their own checks. We have not tested any services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective purchasers are advised to make their own checks. Made with Metrolinx 2020

