

Brampton Lane, Doncaster

£210,000

3Keys Property are excited to offer this immaculate, extended 2 double bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Armthorpe, Doncaster, this property benefits from a fully fitted front aspect kitchen, open plan lounge with dining room to the rear, principal bedroom with shower room ensuite, double bedroom with fitted wardrobes and a family bathroom. The property has low maintenance gardens to the front and rear, a driveway for 2 cars and 2 garden sheds, both with a power supply. To view this immaculate Bungalow, contact 3Keys Property today 01302 867888.

- 2 BEDROOM DETACHED BUNGALOW
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH FITTED WARDROBES AND ENSUITE SHOWER ROOM
- LARGE LOUNGE WITH EXTENDED DINING ROOM
- DRIVEWAY WITH PARKING FOR 2 CARS
- EXTENDED TO THE REAR
- FAMILY BATHROOM WITH BATH TUB & WALK IN SHOWER
- 2ND DOUBLE BEDROOM WITH FITTED WARDROBES
- GARDENS TO THE FRONT AND REAR
- LOCATED CLOSE TO AMENITIES AND PUBIC TRANSPORT LINKS

PROPERTY DESCRIPTION

3Keys Property are excited to offer this immaculate, extended 2 double bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Armthorpe, Doncaster, this property benefits from a fully fitted front aspect kitchen, open plan lounge with dining room to the rear, principal bedroom with shower room ensuite, double bedroom with fitted wardrobes and a family bathroom. The property has low maintenance gardens to the front and rear, a driveway for 2 cars and 2 garden sheds, both with a power supply.

ACCOMMODATION

A spacious hallway giving access to all rooms. Carpet to floor, radiator, single pendant light fitting, store cupboard and access to loft which has a fitted ladder, partially boarded, power and lighting.

Rear aspect lounge with feature fireplace, carpet to floor, radiator, single pendant light fitting and 2 side aspect windows. Open plan dining room with French doors onto the patio, wood effect laminate floor, radiator and single pendant light fitting.

Fully fitted kitchen with a range of floor and wall units with contrasting worktops and tiled splash backs, integrated appliances include oven, grill, hob and extractor hood, dishwasher, plumbing for washing machine and space for fridge freezer. Front aspect window, single pendant light fitting and vinyl floor covering.

Bedroom 1 is rear aspect with a walk in wardrobe with fitted wardrobes and access to the ensuite shower room. The bedroom currently fits a single bed as this is also fitted with wardrobes and drawers however, if these were removed, you can fit a double bed in this room depending on your needs. Fitted carpet, 2 radiators and single pendant light fitting.

Ensuite bathroom is fully tiled with walk in shower cubicle, hand basin and wc, side aspect window, vinyl floor covering and heated towel rail.

Bedroom 2 has a large front aspect bay window, fitted wardrobes, carpet to floor, radiator and single pendant light fittings. Our vendor is currently using this room as a second reception room.

Fully tiled modern bathroom with white suite comprising bath tub with shower over, hand basin and wc, fitted unit, side aspect window, heated towel rail, single pendant light fitting and vinyl floor covering.

EXTERNAL

The front of the property has a low maintenance garden laid with decorative stone and shrubs. There is a concrete driveway for 2 cars and gives access to the rear garden. The rear garden is mainly laid with decorative stone with shrub borders and patio area. There is a small storage shed and a large garden room/shed which both are supplied with power.

Armthorpe village is very popular due to it's friendly community, accessibility to amenities, highly sought after schools and offers easy access to the motorway network, local transport links and the city centre. The perfect village for all ages. To view this beautiful bungalow, contact 3Keys Property 01302 867888.

ENTRANCE HALL

LOUNGE

3.22m x 5.41m (10' 7" x 17' 9") MAXIMUM MEASUREMENT

DINING ROOM

3.04m x 2.87m (10' 0" x 9' 5")

KITCHEN

2.60m x 2.59m (8' 6" x 8' 6")

BEDROOM 1

2.38m x 2.87m (7' 10" x 9' 5")

DRESSING ROOM AREA

1.70m x 2.64m (5' 7" x 8' 8")

EN SUITE BATHROOM

0.78m x 2.62m (2' 7" x 8' 7")

BEDROOM 2

3.48m x 3.14m (11' 5" x 10' 4") INTO BAY WINDOW

BATHROOM

1.68m x 1.99m (5' 6" x 6' 6")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – TBC

Tenure – Freehold

Heating - Gas central heating and Combination boiler installed in 2010

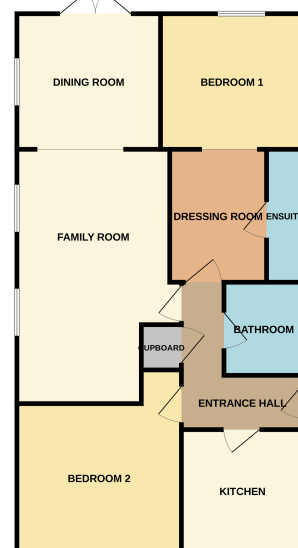
Loft - part boarded - lighting, loft ladder and fully insulated.

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 Proc
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discharge
Laundry

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



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TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown herein are not bonded and no guarantee as to their operability or efficiency can be given.
Mark Webb Mortgage Ltd