

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Ellers Lane, Doncaster

£275,000

3Keys Property are delighted to offer this well presented, spacious, 3 bedroom semi detached family home to the open sales market. Situated in Auckley Main village, Doncaster, the property is offered in 'ready to move into condition' with a large modern kitchen/breakfasting room, family snug and a large rear aspect reception room which has French doors onto the garden. With 3 bedrooms and a modern family bathroom with bath tub and walk in shower as well as a ground floor WC. There is a large rear garden which is not overlooked, detached garage which does not offer vehicle access so an ideal store area, and is situated close to highly sought after schools and 6th form college. This property is the perfect choice for a family. Contact 3Keys Property for details 01302 867888

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- GROUND FLOOR EXTENSION TO THE REAR
- FAMILY BATHROOM WITH WALK IN SHOWER & BATH TUB
- FITTED KITCHEN/BREAKFASTING ROOM WITH SNUG
- EXCELLENT LOCATION FOR SCHOOLS AND

- AUCKLEY MAIN VILLAGE LOCATION
- WELL PRESENTED THROUGHOUT
- LARGE REAR ASPECT LOUNGE WITH DINING AREA
- GROUND FLOOR WC
- LARGE PLOT WITH LANDSCAPED REAR GARDEN & OPEN ASPECT VIEW



## PROPERTY DESCRIPTION

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## GROUND FLOOR

The hallway gives access to the lounge, kitchen/breakfasting room, ground floor wc and stairs to the first floor. Fitted with a beautiful oak wood floor which runs throughout the ground floor accommodation with exception to the lounge which is carpeted. Single pendant light fitting, storage cupboard under stairs, front aspect window and radiator.

The lounge is rear aspect with marble fire surround, 2 single pendant light fittings, rear aspect window, French doors and radiator.

The modern kitchen/breakfast room is fully fitted with shaker style floor and wall units and contrasting wood worktops, integrated dish washer and plumbing for washing machine. Front aspect window, and side access door which leads to garden. 2 single pendant light fittings, and designer radiator.

The open plan snug has carpet fitted to floor, radiator, rear aspect window and single pendant light fitting.

Ground floor wc with hand basin, heated towel rail and single pendant light fitting.

## FIRST FLOOR

The landing leads to 3 bedrooms and the family bathroom, has carpet to floor, single pendant light fitting and access to loft which is boarded with a ladder and light.

Bedroom 1 is rear aspect with carpet to floor, single pendant light fitting and radiator.

Bedroom 2 is a double bedroom with rear and aspect window, carpet fitted to floor, single pendant light fitting and radiator.

The 3rd bedroom is a single bedroom with front aspect window, radiator, built in cupboard with hanging rail and carpet fitted to floor.

The modern fully tiled family bathroom has a white suite with bath tub, walk in shower, hand basin and wc. Heated towel rail, tiled floor, spot lighting and rear aspect obscure glass window.

## EXTERNAL

To the front of the property is a large garden which is mainly laid to lawn with shrub borders. A detached garage with garden store area to the side of the property and access to the rear garden which is fully enclosed with side access gate. There is a large patio accessed from the French doors and an additional patio area to the rear of the garden. The gardens are mainly laid to lawn with real grass and a play area which has artificial grass.

Auckley is a village in Doncaster with highly sought after schools and 6th form college as well as a wide range of local amenities. It offers excellent access to the motorway network and the property is well located for local transport links. To view, contact 3Keys Property 01302 867888.

## HALLWAY

## LOUNGE

4.56m x 4.45m (15' 0" x 14' 7")

## KITCHEN/BREAKFASTING ROOM

3.60m x 5.58m (11' 10" x 18' 4") max measurement

## SNUG/PLAYROOM

2.87m x 2.73m (9' 5" x 8' 11")

## LANDING

## BEDROOM 1

4.15m x 3.34m (13' 7" x 10' 11")

## BEDROOM 2

3.64m x 2.37m (11' 11" x 7' 9") min measurement

## BEDROOM 3

2.09m x 3.20m (6' 10" x 10' 6") maximum measurement

## BATHROOM

1.82m x 3.07m (6' 0" x 10' 1")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

Boiler - Combination boiler, installed before 2018

## DISCLAIMER

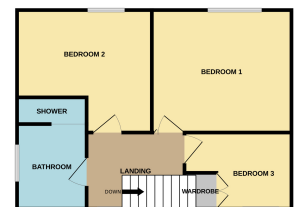
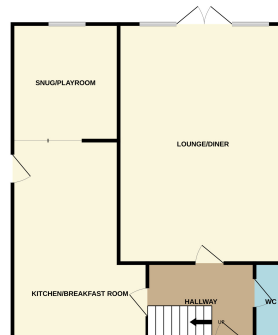
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## Offer Procedure

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  
684 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.  
Date: 28th October 2022

