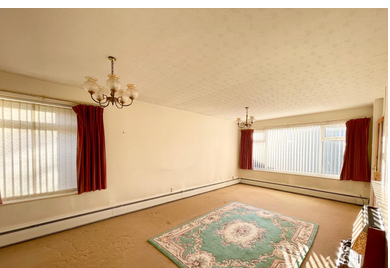


Anson Grove
Auckley
DN9 3QN
01302 867888



Ivanhoe Close, Doncaster

£229,950

NO ONWARD CHAIN - 3Keys Property are delighted to present to the open sales market this spacious 2 bedroom detached bungalow situated in this quiet street in Sprotbrough, Doncaster. The property will require some updating to the kitchen and internal decor but offers a perfect home to anyone wishing to downsize to a bungalow. There may be potential to extend into the roof as many other properties have done so this street. Private rear garden, detached garage with workshop to rear and parking for 3 cars. Contact 3Keys Property for details 01302 867888.

- **2 BEDROOM DETACHED BUNGALOW**
- **SPACIOUS PLOT**
- **DETACHED GARAGE WITH WORKSHOP TO THE REAR**
- **SHOWER ROOM WITH WALK IN SHOWER**
- **POPULAR SPROTBOUGH LOCATION**

- **NO ONWARD CHAIN**
- **IN NEED OF UPDATING**
- **FRONT FACING LOUNGE**
- **CONSERVATORY OVERLOOKING THE GARDEN**
- **EASY ACCESS TO LOCAL MOTORWAY NETWORK**

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this spacious 2 bedroom detached bungalow situated in this quiet street in Sprotbrough, Doncaster. The property will require some updating to the kitchen and internal decor but offers a perfect home to anyone wishing to downsize to a bungalow. There may be potential to extend into the roof as many other properties have done so this street. Private rear garden, detached garage with workshop to rear and parking for 3 cars.

ACCOMMODATION

A front porch leads into the spacious, front facing lounge/diner with feature fireplace, single pendant light fitting, wall lights, central heating radiator and carpet to the floor. There is a side aspect window flooding the room with light and a door gives access to the hallway and another to the kitchen.

A side door from the driveway leads into kitchen/breakfasting room which has a side aspect window. There is a mix of wall and base units with contrasting work surface and tiled splash back, space for a cooker, fridge, freezer and washing machine. Finished with 2 single pendant light fittings, store cupboard, central heating radiator and vinyl floor covering.

The hallway with storage cupboard leads to the 2 bedrooms and shower room. There is carpet to the floor and single pendant light fitting.

Bedroom 1 with rear aspect sliding door offering access into the conservatory, fitted cupboards and units, single pendant light fitting, central heating radiator and carpet to the floor.

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

The shower room is fully tiled with a walk in shower, hand basin and W/C. A side aspect obscure glass window, covered light fitting, heated towel rail and vinyl flooring.

Exterior

There is a garden to the front and a private garden to the rear of the bungalow which are both mainly laid to lawn with mature shrubs and a driveway providing ample parking for several vehicles. The property also benefits from a detached garage with up and over door and electrics. There is a workshop to the rear of the garage. The property is within close distance to local amenities with the A1 motorway a short drive away. Sprotbrough is well serviced by local transport with links to Doncaster City Centre.

ENTRANCE PORCH

1.54m x 1.19m (5' 1" x 3' 11")

KITCHEN

3.10m x 5.19m (10' 2" x 17' 0") (MAXIMUM MEASUREMENTS)

LOUNGE

4.60m x 6.66m (15' 1" x 21' 10") (MAXIMUM MEASUREMENTS)

BEDROOM 1

3.34m x 4.44m (10' 11" x 14' 7")

BEDROOM 2

3.32m x 3.53m (10' 11" x 11' 7")

BATHROOM

2.47m x 1.79m (8' 1" x 5' 10")

CONSERVATORY

3.42m x 3.69m (11' 3" x 12' 1")

PROPERTY DISCLAIMER

Council Tax Band – C

EPC rating – D

Tenure – FREEHOLD

Boiler - Conventional boiler serviced annually

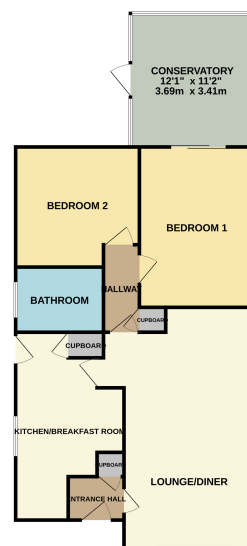
Loft - Fixed ladder, lighting and no boarding.

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 Pro
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GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



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TOTAL FLOOR AREA: 896 sq.ft. (83.2 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 in conjunction with a prospective purchaser. The services, systems and appliances shown hereon are not bonded and no guarantee is given as to their operability or efficiency can be given.
Issue with reference 12/2022

