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Lindley Court, Doncaster

£349,950

3Keys Property are excited to offer this well presented 2 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Finningley, Doncaster, this property also benefits from a secure rear garden, driveway for 4 cars and a double garage. To view this beautiful Bungalow, contact 3Keys Property today 01302 867888.

- DETACHED 2 BEDROOM BUNGALOW
- LOVELY CUL DE SAC LOCATION
- CONSERVATORY OVERLOOKING THE GARDEN
- DOUBLE GARAGE AND PARKING FOR 4 CARS
- GAS CENTRAL
- PRIVATE GARDEN WITH SHED FOR STORAGE
- EXTENDED KITCHEN / DINER
- VILLAGE LOCATION WITHIN CLOSE DISTANCE TO SOUGHT AFTER SCHOOLS
- PRINCIPAL BEDROOM WITH

PROPERTY DESCRIPTION

3Keys Property are excited to offer this well presented 2 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Finningley, Doncaster, this property also benefits from a private rear garden, driveway for up to 4 cars and double garage.

Accommodation briefly comprises of large entrance hall, spacious lounge with bay window leading to a conservatory which provides an ideal space for office or a place to sit and enjoy the private garden, extended kitchen/ diner which is fully fitted with integrated appliances and has access to the back garden, double garage with remote controlled sectional door, 2 large double bedrooms both benefiting from fitted wardrobes and the main bedroom having an ensuite, the main bathroom with bath tub.

To the front of the property is a large block paved driveway providing space for upto 4 cars. To the rear of the property is a low maintenance garden. There is a large shed which can be used for storage.

ACCOMMODATION

Spacious entrance hall with wooden flooring, storage cupboard, single pendant light fitting, access to the loft which is fully boarded and has a light.

Large lounge with bay window looking out onto the front of the property, fitted carpet to floor, 2 radiators, 2 single light pendant fittings and sliding doors which lead into the conservatory.

The conservatory benefits from wooden flooring, 2 radiators, doors leading back into the lounge and an external door which gives access to the rear garden.

Large kitchen/ diner benefiting from tiled flooring, 2 rear facing windows and door which leads out to the rear garden, fitted floor and wall units, integrated appliances and spotlights to the roof.

Bedroom 1 Is front facing, fitted carpet to floor, fitted wardrobes, radiator and single pendant light fitting.

Mainly tiled ensuite which benefits from a side aspect window, w/c, shower cubicle, hand basin and heated towel rail.

Bedroom 2 Rear facing bedroom with window overlooking the rear garden, fitted furniture, radiator, fitted carpet to floor and single pendant light fitting.

Main bathroom which is located at the back of the property, benefiting from a side aspect window, bath tub, w/c, single pendant light fitting, heated towel rail, hand basin and is fully tiled throughout.

Remote controlled double garage with power and lighting, utility area with sink and plumbing for a washing machine.

EXTERNAL

The front of the property has a block paved driveway which provides parking for 4 cars and access to the rear of the property. The rear garden is mainly laid to lawn and low maintenance. The garden benefits from a large shed which can be used as extra storage. The double garage has a remote controlled sectional door and benefits from power, lighting, sink and plumbing for washing machine.

Finningley village is very popular due to it's semi rural landscape, friendly community, accessibility to amenities as well as highly sought after schools and 6th form college there is easy access to the motorway network and city centre. The perfect village for all ages.

ENTRANCE HALLWAY

1.85m x 5.40m (6' 1" x 17' 9")

LOUNGE/ DINER

4.93m x 6.43m (16' 2" x 21' 1") reducing to 3.02m x 3.84m (9' 11" x 12' 7")

CONSERVATORY

3.11m x 2.20m (10' 2" x 7' 3")

KITCHEN

2.64m x 5.66m (8' 8" x 18' 7") 3.52m x 5.66m (11' 7" x 18' 7")

BEDROOM 1

3.98m x 3.46m (13' 1" x 11' 4")

ENSUITE

1.23m x 1.85m (4' 0" x 6' 1")

BEDROOM 2

3.43m x 3.36m (11' 3" x 11' 0")

BATHROOM

1.75m x 2.95m (5' 9" x 9' 8")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – C

Tenure – Freehold

Heating - Gas central heating and conventional boiler installed in 2021, serviced annually.

Loft - boarded with lighting, without ladder.

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
1267 sq.ft. (117.7 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, yards and any other parts are approximate and not responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The architect, engineer and architect's drawings have not been tested and no guarantee is given as to their accuracy or efficiency for any purpose.
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