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St Laurence Court, Doncaster

£240,000

3Keys Property are delighted to present to the open sales market this extended 3 bedroom detached property in Adwick le Street, Doncaster. Situated within a quiet cul de sac on this popular development, this immaculate family home offers extended dining room and utility to the rear. The property benefits from a lounge, fully fitted kitchen, ground floor wc, 3 bedrooms, ensuite and family bathroom. Garage has been converted to provide a good size internal room which can be used as an office or playroom and storage area accessed from the garage door. There is parking for 2 cars and an enclosed rear garden. To view this property, contact 3Keys Property today 01302 867888.

- 3 BEDROOM EXTENDED DETACHED FAMILY HOME
- GROUND FLOOR EXTENSION PROVIDES A DINING ROOM AND UTILITY
- GROUND FLOOR WC
- ENCLOSED REAR GARDEN WITH PATIO & ARTIFICIAL LAWN AREA
- DRIVEWAY WITH PARKING FOR 2 CARS
- OFFERED IN IMMACULATE CONDITION THROUGHOUT
- FULLY FITTED KITCHEN WITH APPLIANCES
- GARAGE CONVERSION PROVIDES STORAGE AND AN OFFICE/PLAYROOM
- STORAGE SPACE DOWN SIDE OF PROPERTY
- IDEALLY LOCATED FOR ACCESS TO A1M

PROPERTY DESCRIPTION

Keys Property are delighted to present to the open sales market this extended 3 bedroom detached property in Adwick-le-Street, Doncaster. Situated within a quiet cul de sac on this popular development, this immaculate family home offers extended dining room and utility to the rear. The property benefits from a lounge, fully fitted kitchen, ground floor wc, 3 bedrooms, ensuite and family bathroom. Garage has been converted to provide a good size internal room which can be used as an office or playroom and storage area accessed from the garage door. There is parking for 2 cars and an enclosed rear garden.

GROUND FLOOR ACCOMMODATION

Entrance hallway, offers access to the lounge, kitchen, ground floor W/C and stairs to the first floor accommodation. The floor is tiled, single pendant light fitting and central heating radiator.

A spacious and bright lounge with front aspect window, finished with fitted carpet, single pendant light fitting and wall lights and 2 central heating radiators.

The dining room is off the lounge and has rear aspect windows over looking the garden, skylight, access to the utility room and play room, carpet to floor, radiator and 2 wall light fittings.

The kitchen is a lovely bright room which is fully fitted with a range of floor and wall units with contrasting worktops, there is space for fridge/freezer, integrated dishwasher, fridge, oven, grill, hob and extractor hood. There is a rear aspect door which leads to the utility and a rear aspect window overlooking the garden. The floor is tiled, and there is spot lights, radiator and large understairs store cupboard.

The utility is fitted with floor and wall units with plumbing for washing machine and tumble dryer. Tiled floor, spot lighting, radiator and side access door to rear garden.

The study has carpet fitted to floor, designer radiator and fluorescent lighting.

To complete the downstairs accommodation, there is a front aspect W/C with hand basin and storage unit, single pendant light fitting, radiator and tiled floor.

FIRST FLOOR

To the first floor, there are 3 bedrooms, ensuite, landing and family bathroom.

The principal bedroom has front aspect window, fitted wardrobes, fitted carpet to floor, single pendant light fitting and central heating radiator.

The principal bedroom benefits from a modern, fully tiled ensuite with walk in shower, hand basin, W/C. Front aspect obscure glass window, tiled flooring, heated towel rail and spot lighting.

The 2nd double bedroom is front aspect with fitted carpet, single pendant light fitting and central heating radiator.

Finally, the 3rd large single bedroom has a rear aspect window, finished with carpet, central heating radiator and single pendant light fitting.

The family bathroom is fully tiled with bath tub and shower over, hand basin, W/C, side aspect obscure glass window, tiled floor, heated towel rail and spot lighting.

The landing has a rear aspect window, radiator, single pendant light fitting, access to loft and fitted carpet to floor.

Externally, this property benefits from being situated in a quiet cul de sac on this popular development in Adwick Le Street, Doncaster. There is access to the rear of the property through a secure gate.

The south west facing rear garden is landscaped with an attractive patio area and artificial grass lawn with mature shrub borders. The integral garage has been converted but there is still a storage area to the front with up and over door, power and lighting. To the front of the property are 2 block paved driveways providing parking for 2 cars.

This property is situated close to motorway access and sought after schools. The village is well serviced by public transport and has many local amenities including a community centre and park for locals to enjoy. This property is the perfect choice for the growing family and those commuting outside of Doncaster. To view this ready to move into condition home, contact 3Keys Property today 01302 867888.

LOUNGE

3.41m x 5.16m (11' 2" x 16' 11")

ENTRANCE HALLWAY

KITCHEN

3.61m x 3.46m (11' 10" x 11' 4")

OFFICE/PLAYROOM

2.74m x 3.86m (9' 0" x 12' 8")

GROUND FLOOR WC

1.16m x 1.57m (3' 10" x 5' 2")

DINING ROOM

3.30m x 2.09m (10' 10" x 6' 10")

UTILITY

1.48m x 2.24m (4' 10" x 7' 4")

LANDING

BEDROOM 1

3.38m x 2.97m (11' 1" x 9' 9")

EN SUITE

.87m x 2.42m (2' 10" x 7' 11") .CHANGING TO 87m x 2.97m (2' 10" x 9' 9") (L SHAPE ROOM)

BEDROOM 2

2.57m x 2.97m (8' 5" x 9' 9")

BEDROOM 3

2.05m x 2.24m (6' 9" x 7' 4")

BATHROOM

1.22m x 2.04m (4' 0" x 6' 8")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – C

Tenure – Freehold

Boiler - Combination boiler installed in 2014 and serviced annually.

Loft - With ladder, lighting and boarded.

DISCLAIMER

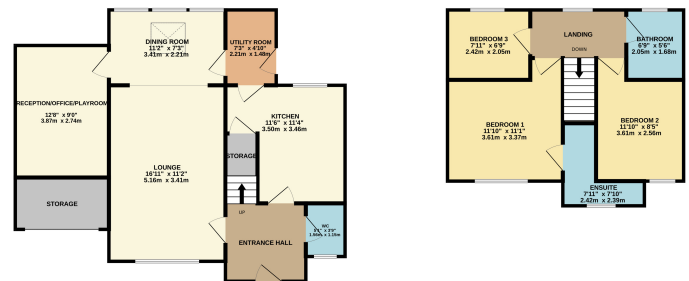
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Offer Procedure

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
672 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of items, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The ground, structure and equipment shown here are not represented or guaranteed to be in the condition or quantity shown.

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