



**Elm Close, Rossington Doncaster**

**welcome to**

**Elm Close, Rossington Doncaster**

GUIDE PRICE £280,000 - £290,000. Situated in this popular location close to a host of local amenities is this fabulous spacious three bedroom detached family home. The property is situated on a corner plot with a good sized rear garden, off street parking. Ideal for growing families!



### **Entrance Porch**

With a front facing solid oak door, a central heating radiator and access to the lounge.

### **Lounge**

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a feature electric fireplace. Access through to the inner hall.

### **Inner Hall**

With a side facing door, stairs rising to the first floor and access to the downstairs WC, utility room and dining kitchen.

### **Downstairs W.C.**

Fitted with a low flush WC and a wash hand basin fitted into a vanity unit with mixer tap. There is a heated towel rail and a side facing obscure double glazed window.

### **Utility Room**

Previously formed part of the garage, now converted to the rear to provide a useful utility space. Fitted with a wall and base units with work surfaces housing the sink and drainer with mixer tap beneath which is space and plumbing for a washing machine. There is a wall mounted boiler, splashback tiling and spotlights to the ceiling.

### **Dining Kitchen**

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a ceramic electric hob with splashback and extractor above, an integrated electric oven, dishwasher and fridge-freezer. There is high gloss splashback, plinth lighting, spotlights to the ceiling, a central heating radiator, area for a dining table and chairs, a rear facing double glazed window and open access to the conservatory.

### **Conservatory**

With rear and side facing double glazed windows, an air conditioning unit and side facing French doors leading out to the rear garden.

### **First Floor Landing**

With a side facing double glazed window, a useful storage cupboard, a central heating radiator and access to the loft.

### **Bedroom One**

With a rear facing double glazed window, a central heating radiator, spotlights to the ceiling, fitted wardrobes and access to the en-suite shower room.

### **En-Suite Shower Room**

A stunning suite which is fitted with a low flush WC, a counter top wash hand basin with mixer tap and a double walk-in shower. There is tiling to the walls and floor, downlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

### **Bedroom Two**

With two front facing double glazed windows, a central heating radiator and mirror fronted fitted wardrobes.

### **Bedroom Three**

With a front facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with mixer taps, shower over and screen. There is tiling to the walls, an extractor fan, a heated towel rail and a side facing obscure double glazed window.

### **Outside**

Situated on a corner plot, to the front of the property there is an open plan lawn with shrubs, trees and hedging to the borders. There is a tarmac driveway providing off road parking which leads to the store. To the rear of the property there is a generous enclosed garden which wraps around to the side with lawned areas, a paved patio and decked patio with shrubs, plants and trees to the borders.

### **Store**

Previously the garage, the rear has now been converted to provide a useful utility with storage to the front. With an up and over door.



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## Elm Close, Rossington Doncaster

- GUIDE PRICE - £280,000 - £290,000
- FULLY RENOVATED THROUGHOUT
- SPACIOUS LOUNGE
- DINING KITCHEN
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£280,000-£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR126770 - 0003

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