



**Common Lane, Warmsworth Doncaster**



**welcome to**

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This two double bedroom semi-detached cottage is situated in the heart of Warmsworth village with spacious accommodation throughout including a dining kitchen and a generous lounge. The property benefits from a gated front garden with a spacious driveway and garage.



### **Entrance Lobby**

With an exterior door, tiled flooring and stairs which rise to the first floor.

### **Dining Kitchen**

Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a five ring gas hob with extractor above, a double electric oven, recess for a washing machine and dishwasher and a central breakfast bar. There is pendant lighting, spotlights, a central heating radiator partial tiling to the walls, tiled flooring, a front facing double glazed window and French doors to the front garden and driveway.

### **Lounge**

With front facing double glazed French doors to the front garden and drive, a central heating radiator and a useful understairs storage cupboard.

### **First Floor Landing**

With a built-in cupboard housing the wall mounted boiler.

### **Bedroom One**

With a front facing double glazed window, useful storage, spotlights to the ceiling, laminate flooring and a central heating radiator. Access to the en-suite shower room.

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

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over and screen. There is a heated towel rail and a front facing obscure double glazed window.

### **Bedroom Two**

With a front facing double glazed window, spotlights to the ceiling and a central heating radiator.

### **Jack And Jill En-Suite**

Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap, shower attachment and screen. There is partial tiling to the walls, a heated

towel rail, an extractor fan and a front facing obscure double glazed window. Access to the second bedroom and first floor landing.

### **Outside**

To the front of the property there is a spacious gated paved garden with borders and provides off road parking which in-turn leads to the garage.

### **Garage**

With double doors, power and light.

### **Agent's Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Common Lane, Warmsworth Doncaster

- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- LOUNGE AND DINING KITCHEN WITH DOORS ONTO THE FRONT GARDEN
- GATED DRIVEWAY
- TWO EN-SUITE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126592 - 0003

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