



Hanslope View, Kirk Sandall Doncaster

welcome to

Hanslope View, Kirk Sandall Doncaster

GUIDE PRICE £280,000-£290,000. Tucked away on a desirable corner plot, this beautifully presented three-bedroom detached family home offers generous and versatile living accommodation throughout, making it an ideal choice for a growing or extended family.



Entrance Hall

With a front facing sealed unit door, a useful understairs storage cupboard, a central heating radiator and stairs which rise to the first floor landing.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin and a side facing obscured double glazed window.

Lounge

A well presented lounge with a front facing double glazed bay window, an electric feature fireplace, a central heating radiator and coving to the ceiling.

Family Room

A generous and versatile space which could be utilised as a home office, playroom or additional reception area. Featuring a central heating radiator, ceiling downlights and open access flowing seamlessly into the dining kitchen.

Dining Kitchen

Fitted with an extensive range of base units with coordinating work surfaces incorporating a sink and drainer with mixer tap. The kitchen benefits from a five-ring gas hob with extractor hood above, an electric oven and grill, integrated dishwasher, plumbing for a washing machine and space for a fridge freezer. Further features include tiled flooring, a central heating radiator, ceiling downlights, two skylight windows and a rear facing double-glazed window, allowing plenty of natural light into the space. French doors open directly onto the rear garden, with a further side-facing access door.

First Floor Landing

With a useful storage cupboard housing the combi boiler and a side facing double glazed window.

Bedroom One

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. A door gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There is tiling to the walls, a heated towel rail and a rear facing obscured double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush W.C, a wash hand basin and a bath tub with mixer tap. There is tiling to the walls and floor, a heated towel rail and a side facing obscured double glazed window.

Outside

To the front of the property is an attractive, low maintenance garden, complemented by off-road parking and a detached garage, providing useful additional parking and storage. A side gate and pathway lead conveniently through to the rear, where you will find a generous enclosed garden offering a good degree of privacy, with brick walling and fencing to the perimeter. The garden features a spacious patio area, perfect for outdoor seating, dining and entertaining during the warmer months, alongside a further lawned area offering plenty of space for children, pets or additional garden furniture.

Garage

With an up and over door, light and power.

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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Hanslope View, Kirk Sandall Doncaster

- GUIDE PRICE £280,000-£290,000
- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- EN-SUITE TO THE MASTER BEDROOM
- IDEAL FOR A GROWING FAMILY

Tenure: Freehold EPC Rating: Awaited
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:
DCR127022 - 0004

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