



Spring Lane, Doncaster, DN5

£245,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

A fantastic opportunity to purchase this stunning family home situated in sought after location close to local amenities, with spacious accommodation beautifully decorated throughout. Set over two floors the property itself comprises: entrance hall, family size lounge with ample of natural light th

Key features:

- Ideal Family Home
- Spacious Kitchen/Diner
- Living Room With Feature Fireplace
- Three Bedrooms
- Modern Family Bathroom
- Outside Snug
- Enclosed Front & Rear Gardens
- Detached Garage With Gated Driveway
- Desirable Location
- Ready To Move In!

Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band C (£1464.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



House Simple are delighted to present this Three Bed Semi Detached House located on the desirable Spring Lane in Sprotbrough - Doncaster. The property offers an ideal family home ready to move in! The property comprises: Three bedrooms, modern family bathroom with bath, spacious living room with feature fireplace, large kitchen/diner, outside snug, enclosed front & rear garden laid to lawn, decking area, private gated driveway, detached garage with power & additional on street parking. Close to local amenities, bus routes, schools catchment area, nearby local park, a short drive to Doncaster, Sheffield, Meadowhall & motorway networks. Ideal Family Home, viewing highly recommended.

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Entrance Hall

Entering the property through to the generous sized Entrance Hall -

Living Room

Well presented Living Room with feature fireplace, power points, TV point, single radiator & double glazed windows.

Kitchen/Diner

Spacious Kitchen with built in oven/grill & gas hob, extractor, room for additional appliances, worktops with sink & drainage, power points, built in storage, double glazed window & dining area with patio doors leading to the Enclosed Garden.

Master Bedroom

Double Master Bedroom with double glazed windows, single radiator & power points.

Family Bathroom

Family Bathroom with bath & over head shower, wash basin, toilet, heated towel rail, double glazed frosted window & built in storage.

Bedroom Two

Double Bedroom with built in storage, large double glazed window, power points & single radiator.

Bedroom Three

Single Bedroom with a double glazed window, power points & single radiator.

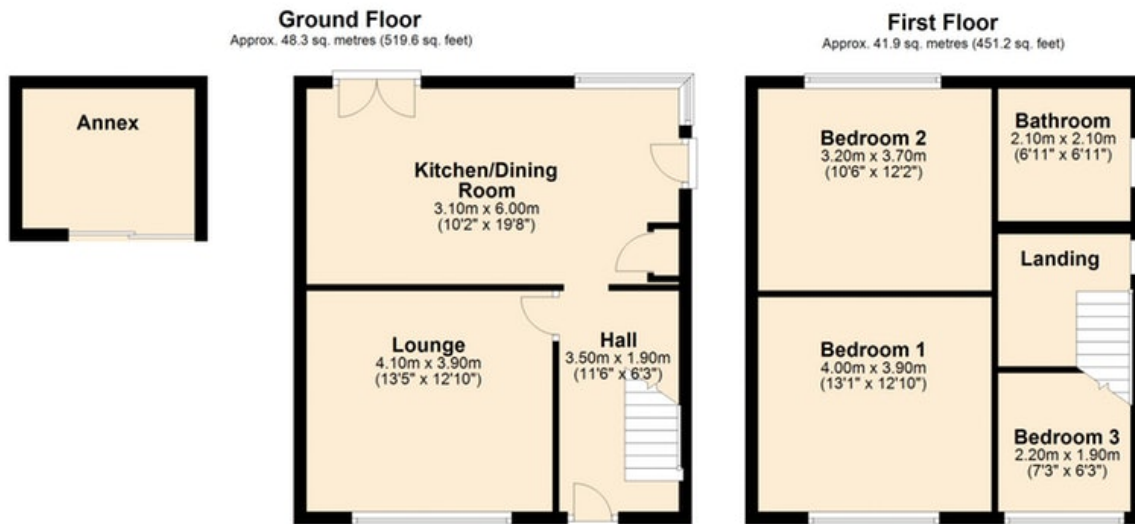
Outside Snug

To the back of the property is an Outside Snug ideal for a guest house/playroom or snug, complete with power points, double doors leading to the Enclosed Garden & office space.

Outside

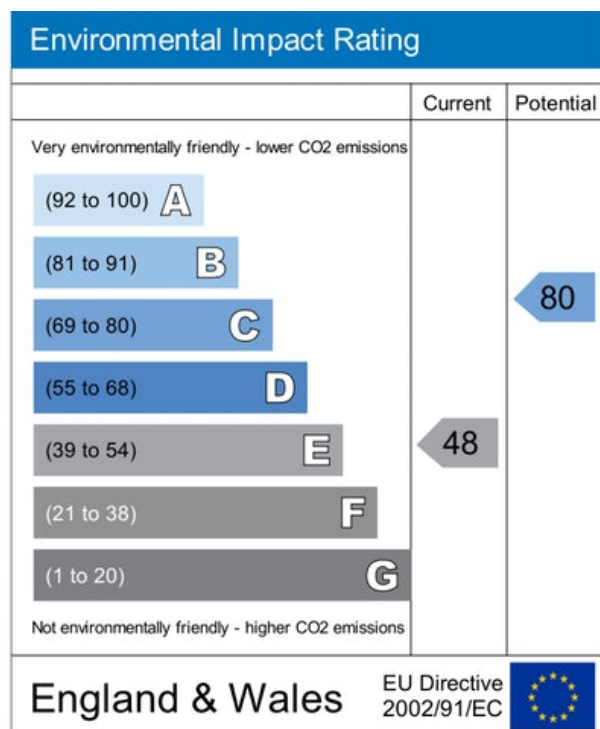
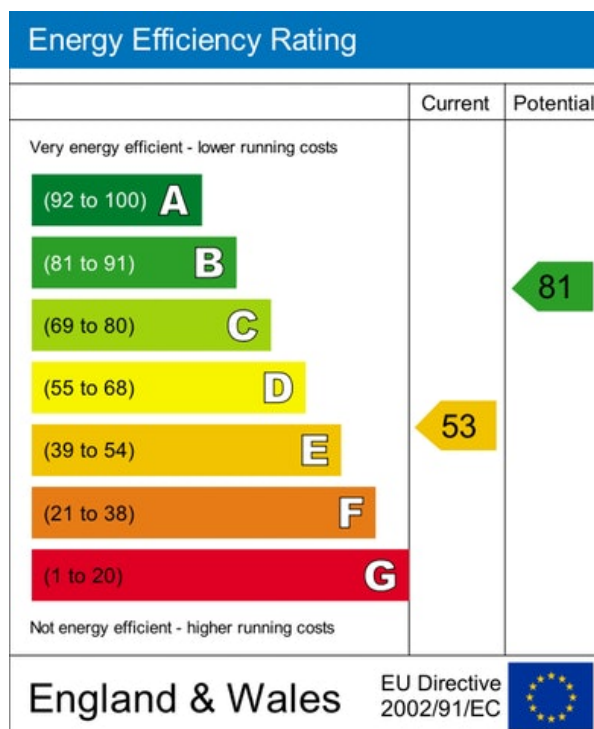
Enclosed front & rear garden laid to lawn with feature lighting, mature shrubs, decking area, gated driveway, detached garage with power/lighting & additional on street parking.

Floor plan:



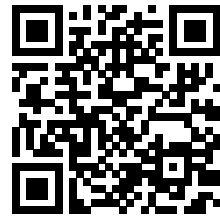
Total area: approx. 90.2 sq. metres (970.8 sq. feet)

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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