



School Lane, Doncaster

£215,000

3Keys Property are delighted to present this immaculately presented, ready-to-move-into three bedroom semi-detached home, situated in the highly sought-after village of Auckley. This beautifully updated property offers well-planned accommodation throughout, comprising a welcoming entrance hallway, a bright and comfortable lounge, a modern kitchen/diner ideal for family living and entertaining, and a separate utility area, with three well-proportioned bedrooms and a stylish family bathroom to the first floor. Externally, the property benefits from off-road parking for two vehicles and a private, enclosed rear garden, perfect for relaxing or entertaining. Ideally located within walking distance of local amenities, highly regarded schools and excellent transport links, this home is perfectly suited to families and commuters alike. Early viewing is highly recommended. To arrange your viewing, contact 3Keys Property on 01302 867888.

- **3 BEDROOM SEMI DETACHED FAMILY HOME**
- **KITCHEN / DINER OVERLOOKING THE REAR GARDEN**
- **FAMILY BATHROOM WITH BATH & OVERHEAD SHOWER**
- **OFF ROAD PARKING**
- **SOUGHT AFTER VILLAGE LOCATION**
- **NEWLY RENOVATED**
- **SEPARATE LOUNGE**
- **PRINCIPAL BEDROOM WITH FITTED WARDROBES**
- **PRIVATE REAR GARDEN**
- **CLOSE PROXIMITY TO LOCAL SCHOOLS AND AMENITIES**

PROPERTY DESCRIPTION

3Keys Property are delighted to present this immaculately presented, ready-to-move-into three bedroom semi-detached home, situated in the highly sought-after village of Auckley. This beautifully updated property offers well-planned accommodation throughout, comprising a welcoming entrance hallway, a bright and comfortable lounge, a modern kitchen/diner ideal for family living and entertaining, and a separate utility area, with three well-proportioned bedrooms and a stylish family bathroom to the first floor. Externally, the property benefits from off-road parking for two vehicles and a private, enclosed rear garden, perfect for relaxing or entertaining. Ideally located within walking distance of local amenities, highly regarded schools and excellent transport links, this home is perfectly suited to families and commuters alike. Early viewing is highly recommended.

GROUND FLOOR

Upon entering the property, you are welcomed into a bright and inviting hallway that immediately sets the tone for the home. Beautifully finished with stylish tiled flooring and enhanced by a side aspect window that floods the space with natural light, this area offers access to the lounge, kitchen/diner and first floor accommodation. A tasteful pendant light fitting and radiator complete the space, creating a warm and welcoming first impression.

The lounge is positioned at the front of the property and benefits from a large front-facing window that fills the room with natural light. Finished with attractive wood-effect flooring, a radiator and a single pendant light fitting, this beautifully presented space offers a warm and cosy atmosphere, making it the perfect setting to unwind and relax in the evening.

Situated to the rear of the property, the kitchen/diner is a fantastic open and functional space, perfect for modern family living and entertaining. It features a range of wall and floor cabinets offering ample storage, along with an integrated oven and hob. The stylish tiled flooring flows seamlessly through from the hallway, enhancing the sense of space and continuity. A side window and patio doors allow plenty of natural light to flood the room while providing direct access to the patio area and private rear garden, creating an ideal indoor-outdoor connection. A useful pantry caters to all your storage needs, while two pendant light fittings and a radiator complete this well-appointed and welcoming space.

Accessed from the kitchen/diner is a practical utility area, providing plumbing for a washing machine and housing the recently installed combi boiler, which is serviced annually for peace of mind. This useful space also benefits from a handy storage cupboard, vinyl flooring for easy maintenance, a rear-facing window allowing natural light, and a side door offering convenient access to the rear garden.

FIRST FLOOR

The principal bedroom is positioned at the front of the property and offers a bright and spacious retreat. Featuring a large front-facing window that allows plenty of natural light to pour in, the room is complemented by stylish wood-effect flooring, a radiator and a tasteful pendant light fitting. Fitted wardrobes provide excellent built-in storage, enhancing both practicality and the clean, streamlined finish of this well-presented bedroom.

Bedroom two enjoys pleasant views over the rear garden and is a well-proportioned second bedroom, ideal for family members or guests. Finished with attractive wood-effect flooring and a radiator, the room also benefits from a handy storage cupboard, providing practical space while maintaining a comfortable and inviting feel.

Bedroom three is positioned at the front of the property and is a versatile, well-sized room that can be used as a bedroom, home office or dressing room, as currently styled by the vendor. It features wood-effect flooring, a front-facing window allowing natural light, a radiator and a single pendant light fitting, creating a bright and adaptable space to suit a variety of needs.

EXTERNALLY

The property is approached via a charming picket gate, leading to off-road parking and a low-maintenance front lawn, with side access providing a convenient route to the rear of the home. At the rear, a private garden offers a peaceful retreat, featuring a main lawn area and a patio, perfect for relaxing or entertaining. Located in the popular village of Auckley, Doncaster, the property is close to local amenities including a pub, convenience store, and an award-winning fish and chip shop. Excellent transport links are nearby, with easy access to the motorway network and local bus routes, making commuting straightforward. Families will appreciate the proximity to highly regarded primary and secondary schools, as well as a sixth form college. For outdoor enthusiasts and nature lovers, the renowned Yorkshire Wildlife Park is just a short walk away, offering a perfect weekend destination.

HALLWAY

1.801m x 3.285m (5' 11" x 10' 9")

LOUNGE

3.836m x 3.871m (12' 7" x 12' 8")



KITCHEN/DINER

5.763m x 2.728m (18' 11" x 8' 11")

UTILITY

2.483m x 2.602m (8' 2" x 8' 6")

LANDING

1.820m x 2.577m (6' 0" x 8' 5")

PRINCIPAL BEDROOM

3.010m x 3.266m (9' 11" x 10' 9")

BEDROOM 2

2.816m x 3.265m (9' 3" x 10' 9")

BEDROOM 3

2.367m x 2.656m (7' 9" x 8' 9")

FAMILY BATHROOM

1.654m x 2.354m (5' 5" x 7' 9")

ADDITIONAL INFORMATION

0m x 0m (0' 0" x 0' 0") Council Tax Band – A

EPC rating – C

Tenure – FREEHOLD

Parking - DRIVEWAY FOR 2 CARS

Loft - WITH LADDER AND LIGHT

Boiler - NEW COMBI BOILER - SERVICED ANNUALLY

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

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

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. Prospective purchasers are advised to make their own measurements. We have not tested any services, systems and appliances shown. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition. Prospective purchasers are advised to make their own investigations. Made with Metrolinx ©2020