

3 Bedroom(s), Semi-Detached House, Freehold

Rainford Square, Kirk Sandall, Doncaster.



- 3D Virtual Tour Available
- Stunning Breakfast Kitchen Diner with Bi Fold Doors
- Utility Room and W/C
- En Suite to Second Bedroom
- Driveway and EV Charging

- Modern Extended Three Bedroom Semi Detached Family Home
- Lounge and Separate Family Room/Snug
- En Suite and Dressing Room off of Master Bedroom
- Sizeable Landscaped Rear Enclosed Garden with Garage
- Popular Location with Local Amenities, Schools and Transport Links

£295,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

Situated in the sought-after area of Kirk Sandall, this beautifully presented three-bedroom semi-detached home offers stylish and spacious family living. To the front, a paved driveway provides parking for two vehicles, complete with EV charging point. At the rear, a sizeable landscaped garden offers a perfect space for outdoor living and entertaining, with the added benefit of a garage. Inside, the property features underfloor heating on the ground floor and a modern breakfast kitchen diner, opening onto the garden through sleek bi-fold doors. Additional living space includes a welcoming lounge and a separate snug/family room, ideal for flexible family use. A utility room and ground floor W/C complete the downstairs accommodation. Upstairs, there are three well-proportioned bedrooms. The master suite boasts a dressing room and private en suite, while the second bedroom also enjoys its own en suite. A family bathroom serves the rest of the home. This property is perfect for families seeking a modern, move-in ready home in a popular location with excellent transport links, schools, and local amenities close by.

Ground Floor

Floor Plan

Kitchen Diner



Lounge



Snug/Family Room



Utility



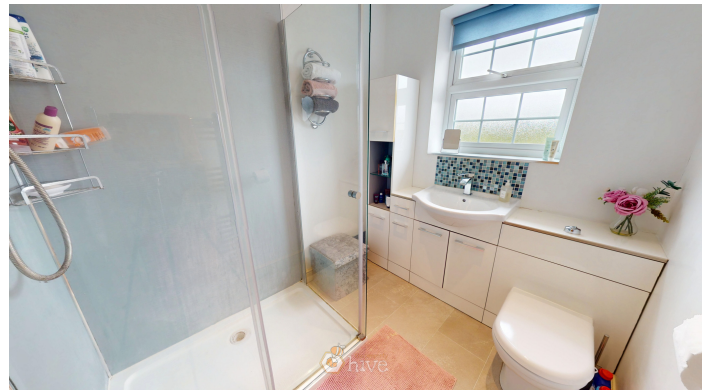
W/C



First Floor

Floor Plan

Master Bedroom, En Suite & Dressing Room



Bedroom & En Suite



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas boiler with underfloor heating

Approximate Heating System Installation Date - 10/2/2014

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 10/29/2014

Boiler Location - Utility room

Approximate Electrical System Installation Date - 10/15/2014

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - No

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