

**2 Bedroom(s), Detached Bungalow, Freehold**

**Tatenhill Gardens, Cantley, Doncaster.**



- 3D Virtual Tour Available
- Two Bedroom Detached Bungalow In A Sought After Location
- Family Bathroom
- Spacious Frontage
- CCTV and Fully Alarmed

- No Chain
- Modern Lounge
- Driveway, Garage and EV Charging
- Rear Enclosed Garden with Powered Shed
- Local Amenities, Schools and Transport Links

**£240,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

I have lived at the property for five years. The Bungalow is in a well established quiet area, close to all amenities. With a two minute walk to the bus stop. It has a 24m x 10m totally secure rear garden, that catches the sun all day long. The gas boiler was replaced in 2020.

Situated in the sought-after area of Cantley, this well-presented detached bungalow with no onward chain offers comfortable single-level living with plenty of outside space. The property boasts a spacious driveway, front garden, and a detached garage, providing ample off-road parking. Inside, you'll find a light and airy lounge diner, a kitchen, and a family bathroom, along with two good-sized bedrooms. To the rear is a generous enclosed garden ideal for gardening, entertaining, or simply enjoying the outdoors.

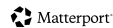
## Internals

### Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 54.1 sq ft  
ENCLOSURE AREA - GARAGE 11.5 sq ft  
TOTAL - 65.6 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Kitchen



### Lounge Diner



### Master Bedroom







the property  
hive

# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

## Bedroom



## Bathroom



## Externals

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 4/2/1988

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 4/3/1998

Boiler Location - Kitchen

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

Approximate Electrical System Installation Date - 7/19/2024

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



## Energy Performance Certificate

