



Fairlands Grove, Doncaster

£240,000

3Keys Property are delighted to present for sale this beautifully maintained three-bedroom semi-detached home, ideally located on a sought-after development in Auckley, Doncaster, offering a modern fully fitted kitchen with dining area, a separate lounge with patio doors opening onto the rear garden, and a convenient ground floor WC; to the first floor are two bedrooms and a contemporary family bathroom, while the second floor hosts the principal bedroom with ensuite, and externally the property benefits from off-road parking for two vehicles and a landscaped rear garden with decking area, ideal for family living and entertaining—early viewing is highly recommended, contact 3Keys Property on 01302 867888 to arrange a viewing.

- **3 BEDROOM SEMI DETACHED HOME**
- **SET OVER THREE FLOORS**
- **2 ALLOCATED CAR PARKING SPACES**
- **PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES**
- **EASY ACCESS TO MOTORWAY NETWORK**
- **OFFERED IN EXCELLENT ORDER THROUGHOUT**
- **LOW MAINTENANCE GARDEN WITH PATIO**
- **LOUNGE WITH ACCESS TO THE REAR GARDEN**
- **HIGHLY SOUGHT AFTER AUCKLEY DEVELOPMENT**
- **PERFECT FOR A FIRST TIME BUYER/INVESTOR**

PROPERTY DESCRIPTION

0m x 0m (0' 0" x 0' 0") Keys Property are delighted to present for sale this beautifully maintained three-bedroom semi-detached home, ideally located on a sought-after development in Auckley, Doncaster, offering a modern fully fitted kitchen with dining area, a separate lounge with patio doors opening onto the rear garden, and a convenient ground floor WC; to the first floor are two bedrooms and a contemporary family bathroom, while the second floor hosts the principal bedroom with ensuite, and externally the property benefits from off-road parking for two vehicles and a landscaped rear garden with decking area, ideal for family living and entertaining.

GROUND FLOOR

On entering the property, you are welcomed into a spacious hallway with wood-effect flooring and a single pendant light fitting, creating a warm and inviting first impression, with access to the staircase leading to the first floor and the modern kitchen/diner.

The kitchen/diner, with floor and wall cupboards recently installed, features an electric hob and oven, with wood-effect flooring flowing throughout the ground floor, a front-facing window, two single pendant light fittings and under-cupboard lighting to create different moods; the space also benefits from a breakfast bar with seating alongside a separate dining area, offering excellent versatility for family living, and is completed by a radiator.

There is a convenient ground floor WC featuring an obscure side window for privacy, along with a radiator, WC, and hand basin.

The separate lounge, located to the rear of the property, benefits from patio doors opening onto the rear garden, wood-effect flooring, a radiator, and a single pendant light fitting, creating an ideal space for relaxing while enjoying views over the garden.

FIRST FLOOR

The spacious and inviting landing is flooded with natural light from two windows, creating a bright and airy feel, and is complemented by carpeted flooring, two stylish pendant light fittings, and two radiators, providing a comfortable and welcoming transition to the upper floors.

The second bedroom, located at the rear of the property, boasts delightful garden views and is generously sized, providing a bright and airy retreat; it features soft carpeted flooring, a stylish pendant light, and a radiator, making it an ideal space for relaxation or a versatile family room.

The family bathroom, conveniently located on this floor, offers a stylish and modern finish with tiled flooring and half-tiled walls, and is fitted with a bath, WC, sink, and radiator, creating a bright and inviting space perfect for relaxing and unwinding.

The third bedroom, located at the front of the property, is currently arranged as a home office but offers flexible use as a bedroom, study, or hobby space. With carpeted flooring, a radiator, and a stylish pendant light, it is a bright, comfortable, and adaptable room to suit a variety of lifestyle needs.

SECOND FLOOR

The spacious principal bedroom, located on the top floor, is a serene retreat featuring two roof windows that fill the room with natural light, carpeted flooring, and direct access to both the ensuite bathroom and a wardrobe area. This peaceful and private space offers a relaxing haven away from the rest of the house.

The ensuite, located at the front of the property, features an obscure window for privacy and a modern finish with tiled flooring and walls tiled halfway up. This spacious ensuite includes a shower cubicle, WC, sink, and radiator, creating a stylish and functional private bathroom for the principal bedroom.

EXTERNALLY

To the front of the property, there are two allocated parking spaces, along with convenient access to the front entrance and a side gate leading to the rear garden. The rear garden is beautifully maintained, predominantly laid to lawn with a decking area at the far end, providing a low-maintenance and private outdoor space. A patio area offers the perfect spot for socialising and entertaining, making this garden both functional and inviting.

ENTRANCE HALLWAY

1.436m x 1.762m (4' 9" x 5' 9")

KITCHEN/DINER

2.910m x 5.495m (9' 7" x 18' 0")

GROUND FLOOR WC

0.924m x 2.107m (3' 0" x 6' 11")



LOUNGE

3.947m x 3.785m (12' 11" x 12' 5")

FIRST FLOOR LANDING

1.949m x 5.535m (6' 5" x 18' 2")

BEDROOM TWO

3.936m x 3.828m (12' 11" x 12' 7")

FAMILY BATHROOM

1.907m x 2.062m (6' 3" x 6' 9")

BEDROOM THREE

1.897m x 3.383m (6' 3" x 11' 1")

SECOND FLOOR LANDING

1.019m x 4.512m (3' 4" x 14' 10")

PRINCIPAL BEDROOM

3.733m x 3.944m (12' 3" x 12' 11")

ENSUITE

2.835m x 2.368m (9' 4" x 7' 9")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – TO BE CONFIRMED

Tenure – Freehold

Boiler - Combination boiler.

Loft- With no ladder or light.

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 2ND FLOOR



Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is accepted for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The dimensions given are approximate and no guarantee is given with respect to the operability or efficiency of any item shown.