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Lansbury Avenue, Doncaster
£249,950

3Keys Property are delighted to offer for sale, this 3 bedroom extended semi detached family home, presented in immaculate condition throughout. Situated on a corner plot on Lansbury Avenue, Rossington, the property benefits from a beautiful fully fitted kitchen with open plan living area and dining room, separate lounge, utility and ground floor wc. In addition, the double garage has been converted to a fantastic living area, with games room, bar and lounge area, ideal for socialising and extra space for family life. To view this stunning property, contact 3Keys Property 01302 867888.

- 3 BEDROOM EXTENDED SEMI DETACHED PROPERTY
- STUNNING KITCHEN WITH DINING AREA
- DOUBLE GARAGE CONVERTED INTO FAMILY SPACE, GAMES ROOM AND BAR
- UTILITY & GROUND FLOOR WC
- PARKING FOR 2 CARS
- BEAUTIFULLY PRESENTED THROUGHOUT
- 2 FURTHER RECEPTION ROOMS
- FAMILY BATHROOM WITH WALK IN SHOWER AND FREE STANDING BATH TUB
- GARDENS TO THE FRONT, SIDE AND REAR
- LOCATED CLOSE TO AMENITIES WITH EASY ACCESS TO LOCAL TRANSPORT & A1 MOTORWAY LINKS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale, this beautifully extended three-bedroom semi-detached family home which offers a rare opportunity to purchase a luxury property in one of Rossington's most sought-after streets. Situated on a generous corner plot, this immaculate home has been thoughtfully upgraded throughout and boasts spacious, versatile living ideal for modern family life and entertaining.

The ground floor welcomes you with a spacious porch, featuring spot lighting and two double-doored storage cupboards – perfect for coats, shoes, and daily essentials. A stylish wood-effect LVT floor flows seamlessly throughout the ground level (excluding the carpeted lounge), creating a clean, cohesive feel.

The entrance hall provides access to the lounge, second reception room, kitchen/dining area, and staircase to the first floor. Additional storage and a radiator enhance functionality.

The lounge is a bright, welcoming space with a large front-aspect bay window, carpeted flooring, and a cosy ambiance ideal for relaxing.

At the heart of the home lies the open-plan kitchen, dining, and family area – a showpiece for both daily life and entertaining. The kitchen is beautifully fitted with shaker-style wall and base units, wood-effect worktops, integrated extractor, dishwasher, boiling water tap, and space for a range oven and American-style fridge freezer. Natural light floods this area through rear windows, two Velux skylights, and French doors leading to the garden.

Aspacious dining area easily accommodates a large table, while the adjacent family room – complete with front aspect window and side aspect French doors – offers the perfect space to unwind.

The utility room, just off the kitchen, provides access to a ground-floor WC fitted with a hand basin, heated towel rail, and pendant lighting. The utility has plumbing for the washing machine and matching floor and wall units providing additional storage

Upstairs, the first-floor landing is carpeted and offers access to three well-appointed bedrooms and the family bathroom.

The primary bedroom features front-aspect views, fitted wardrobes, a radiator, and a neutral décor.

Bedroom two is another generous double with fitted wardrobes and a rear-aspect window, while bedroom three is a good-sized single with its own fitted wardrobe and front-facing outlook.

The stunning family bathroom is fully tiled and boasts a luxurious free-standing bathtub, walk-in shower, high-level WC, vanity unit with integrated basin and drawers, heated towel rail, and rear-facing obscured window.

Externally, the property impresses with a spacious block-paved driveway offering parking for two vehicles, along with a well-kept lawn and side access to the rear garden. The rear garden is beautifully landscaped with artificial lawn, mature shrubs, and paved patio areas designed for low-maintenance outdoor living. An outdoor kitchen with gas BBQ beneath a wood pergola provides the perfect setup for alfresco dining and entertaining.

A standout feature of this property is the converted detached double garage, now transformed into a superb multi-functional space. This entertainment room includes a bar, lounge area, and pool table, with French doors, wood-effect laminate flooring, full power supply, and spot lighting. Whether used as a games room, home office, gym, or guest lounge, the options are endless.

Located in the heart of Rossington, this property offers easy access to local amenities, schools, Doncaster city centre, motorway links, and public transport, making it a prime location for both families and commuters. To arrange a viewing of this exceptional home, contact 3Keys Property on 01302 867888.

GROUND FLOOR

Spacious porch with spot lighting, 2 storage cupboards with double doors providing ample storage for coats and shoes etc. wood effect LVT floor which runs throughout the ground floor with exception to the lounge which is carpeted.

Entrance hall which gives access to lounge, 2nd reception room, kitchen/dining room and stairs to first floor. There is a single pendant light fitting, further storage cupboard providing a home for small electrical appliances etc and radiator.

The lounge has a large front aspect bay window, radiator and single pendant light fitting. A lovely space to relax and watch tv.

The stylish kitchen is beautifully fitted with a range of shaker style floor and wall units with contrasting wood effect worktops. Integrated appliances include extractor hood, boiling water tap and dishwasher with space for American style fridge freezer and range oven. There is spot lighting and a rear aspect window, 2 Velux style windows, side access doors to garden, utility and hallway.

The dining area has plenty of space for a large dining table with French doors onto the garden, radiator and single pendant light fitting.

The open plan family room is the hub of this home providing a cosy setting just off the kitchen and has a front aspect window and side aspect French doors, flooding this room with light. Single pendant light fitting and radiator.

Utility room is also off the kitchen and gives access to the ground floor wc which has a hand basin, heated towel rail and single pendant light fitting.

FIRST FLOOR

Landing with carpet fitted to floor, radiator and access to loft. The landing gives access to all 3 bedrooms and the family bathroom.

Bedroom 1 is front aspect with a range of fitted wardrobes, carpet fitted to floor, radiator and single pendant light fitting.

Bedroom 2 is also a double with fitted wardrobes, rear aspect window, carpet fitted to floor, radiator and single pendant light fitting.

Bedroom 3 is a single bedroom with fitted wardrobe, front aspect window, carpet fitted to floor, radiator and single pendant light fitting.

The stylish fully tiled family bathroom has been refurbished with a white suite with a beautiful free standing bath tub, walk in shower, vanity cabinet with drawers and fitted hand basin, high level wc and heated towel rail. There is a rear aspect obscure glass window and tiled floor.

EXTERNAL

To the front of the property is a spacious block paved driveway with grass lawn. The driveway provides 2 car parking spaces and there is access to the property from the front and the side, via the rear access gates.

Aside access gate gives access to the rear garden with a range of patio, mature shrubs artificial grass and mature shrubs. There is an outside kitchen with gas bbq and wood pergola providing a further option for alfresco dining and entertaining.

The detached garage has been converted to provide a fantastic entertainment room with pool table, comfortable seating area and bar. This room has many uses depending on your needs and could include an office, playroom, gym etc. There is wood effect laminate flooring, spot lighting, French doors x2 and a power supply.

The property is situated in this sought after street in Rossington, Doncaster. The property is located well for local amenities and schools. Also offering easy access to the motorway network, the city centre and local transport links. To view this stunning family home, contact 3Keys Property on 01302 867888

PORCH

1.338m x 1.668m (4' 4" x 5' 6")

LOUNGE

3.909m x 5.154m (12' 10" x 16' 11")

HALLWAY

1.072m x 4.137m (3' 6" x 13' 7")

KITCHEN / DINING AND FAMILY ROOM

3.827m x 6.905m (12' 7" x 22' 8")
Min measurement

CUPBOARD

UTILITY ROOM

1.338m x 2.671m (4' 5" x 8' 9")

DOWNSTAIRS WC

0.803m x 1.338m (2' 8" x 4' 5")

BEDROOM 1

3.324m x 6.037m (10' 11" x 19' 10")

BATHROOM

2.219m x 2.440m (7' 3" x 8' 0")

BEDROOM 2

1.306m x 3.595m (4' 3" x 11' 10")

BEDROOM 3

2.678m x 2.743m (8' 9" x 9' 0")

LANDING

1.727m x 2.742m (5' 8" x 9' 0")

ADDITIONAL INFORMATION

Council Tax Band – A
EPC rating – TBC
Tenure – Freehold
Parking – Driveway to the front for 2 cars
Garage - Converted to family/games room with bar.
Boiler - Combi boiler

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.

