

3 Bedroom(s), Detached House, Freehold

Laburnum Road, Balby, Doncaster.



- 3D Virtual Tour Available
- Impressive and Private Plot Of Land/Garden - Approximately 1/4 Of An Acre
- Potential For Development And Extension
- Utility Room and Ground Floor W/C
- Popular Location

- Beautiful Three Bedroom Detached Family Home
- Sizeable Driveway With Parking For At Least 8 Cars
- Two Sizeable Reception Rooms
- Family Bathroom
- Local Amenities, Transport Links and Schools

£300,000
For Sale

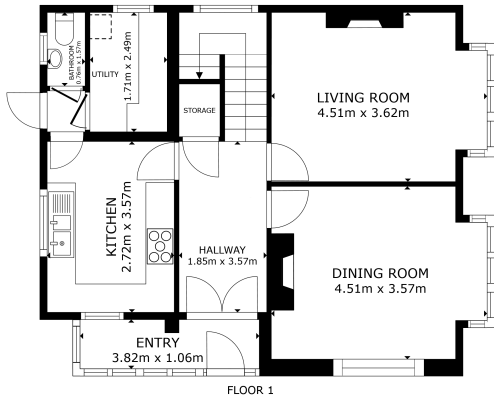
Book your viewing today Tel: 01302 247754

Owner's View

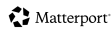
Situated on a generous and private plot of approximately a quarter of an acre, this spacious 3-bedroom detached family home on Laburnum Road in Balby offers an excellent opportunity for comfortable living on a cul-de-sac with fantastic potential for future development or extension. The property boasts a very spacious driveway with off-road parking for at least 8 vehicles — ideal for growing families. Inside, the home features two versatile reception rooms, a practical utility area, convenient ground floor W/C, and a family bathroom. Each room is well-proportioned, offering flexible living space for a variety of needs. The generous, enclosed garden wraps around the home, offering a high degree of privacy and plenty of space for outdoor living, entertaining, or future extensions (subject to planning). This property is an ideal family home with fantastic potential to make it your own. Located in a popular residential area of Balby with easy access to local schools, amenities, and transport links.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 162.3 sq. ft. FLOOR 2: 241.9 sq. ft.
TOTAL: 404.2 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entry



Kitchen



Lounge



Dining Room



Utility

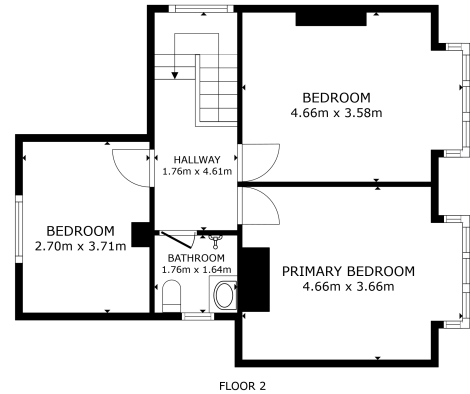


W/C

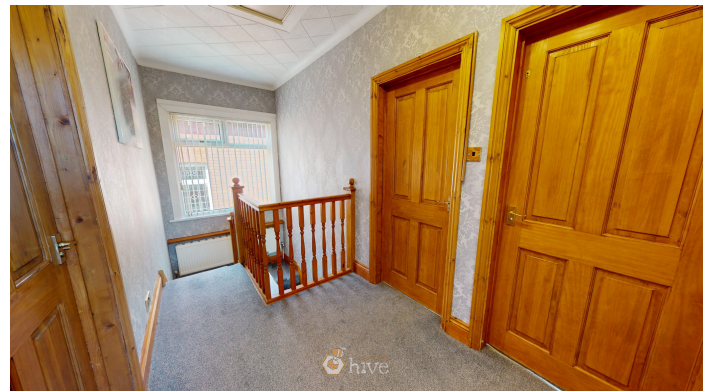


First Floor

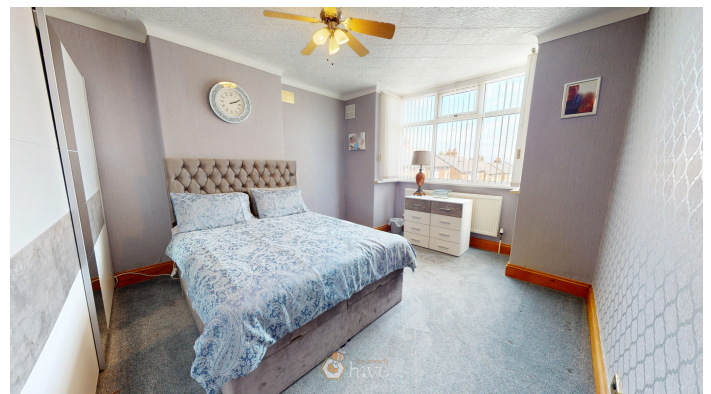
Floor Plan



Landing

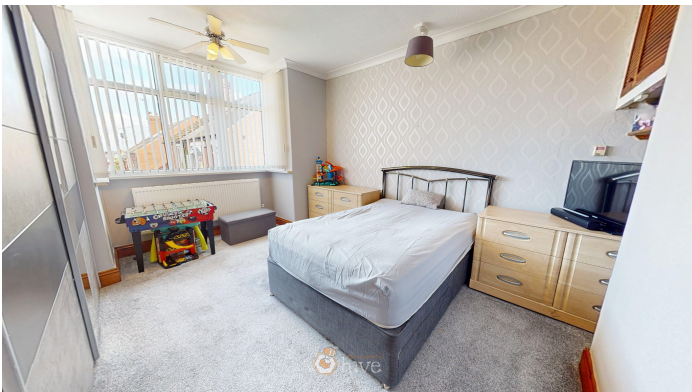


Master Bedroom





Bedroom



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 radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Utility room

Approximate Electrical System Installation Date -

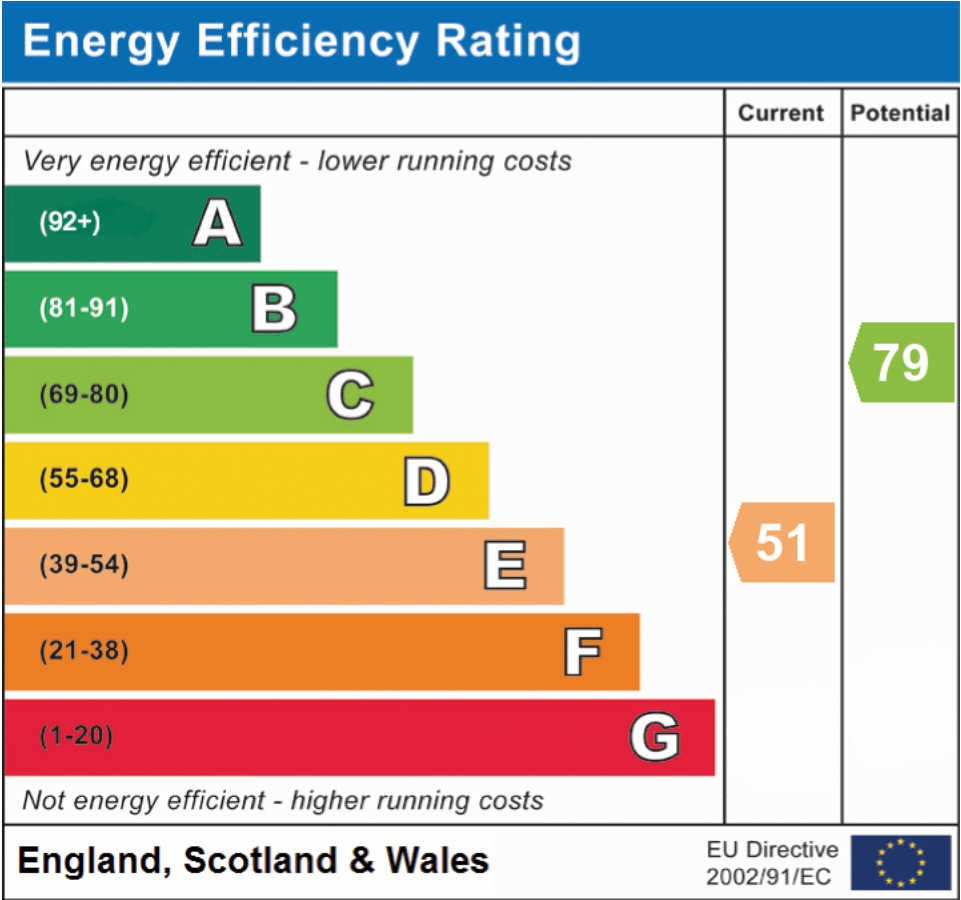
Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Yes

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.

Energy Performance Certificate



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.