

**3 Bedroom(s), Detached House, Freehold**

**Sandbeck Court, Rossington, Doncaster.**



- 3D Virtual Tour Available
- Detached Family Home
- Garage And Driveway Allowing For Multiple Cars To Park
- Open Plan Lounge And Dining Room
- Rear Enclosed Garden With Decking
- No Chain
- Modern Kitchen
- Three Bedrooms En Suite to Master
- Family Bathroom
- Popular Location

**£235,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

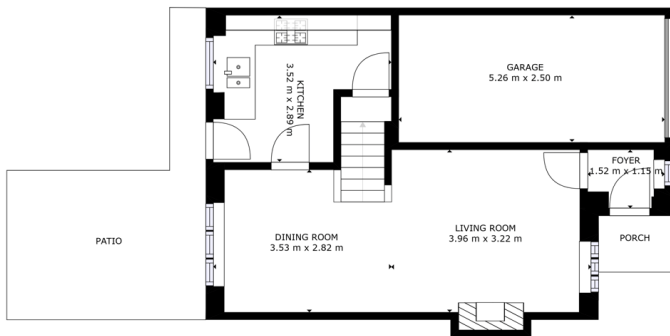


## Owner's View

Welcome to this well-presented 3-bedroom detached family home, located on the quiet cul-de-sac of Sandbeck Court in the popular village of Rossington, Doncaster. Offered with no onward chain, this property is perfect for families or buyers looking for a smooth, hassle-free move. Step inside to discover a modern kitchen with stylish fittings and ample storage. The heart of the home is the open-plan lounge and dining room, a bright and spacious area ideal for entertaining or relaxing with family. Upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom with en suite, adding a touch of luxury and convenience. Outside, the property boasts a rear enclosed garden featuring a decked seating area—perfect for summer evenings and outdoor gatherings. A driveway and integral garage provide ample off-road parking. Situated close to local amenities, schools, and excellent transport links, this property is a fantastic opportunity to secure a comfortable, move-in-ready home in a desirable location. Early viewing is recommended!

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 30 m<sup>2</sup> FLOOR 2: 45 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE 13 m<sup>2</sup>  
PATIO 14 m<sup>2</sup> PORCH 2 m<sup>2</sup>  
TOTAL: 78 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

### Kitchen

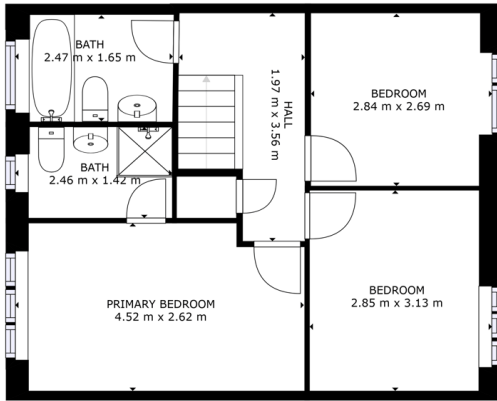


### Open Plan Lounge And Dining Room



## First Floor

### Floor Plan



GRAND TOTAL AREA:  
FLOOR 1: 38 m<sup>2</sup>, FLOOR 2: 45 m<sup>2</sup>  
ENCLOSURE AREA: GARAGE: 13 m<sup>2</sup>  
PATIO: 14 m<sup>2</sup>, PORCH: 2 m<sup>2</sup>  
TOTAL: 78 m<sup>2</sup>

FLOOR 2

Matterport

### Master Bedroom



### En Suite



### Second Bedroom



### Third Bedroom



### Bathroom





## External

### Front Aspect



### Rear Garden



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - When built circa 2000

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - circa 2000

Boiler Location - Garage

Approximate Electrical System Installation Date - circa 2000

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Not Known

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.

## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

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## Energy Performance Certificate

