

3 Bedroom(s), Semi-Detached House, Freehold

Green Lane, Scawthorpe, Doncaster.



- 3D Virtual Tour Available
- Sizeable Rear Garden
- Separate Lounge Diner
- Three Bedroom Semi Detached Family Home
- Beautifully Presented

- Driveway and Garage
- Open Plan Kitchen/Diner/Sitting Area
- Cloakroom and W/C
- Modern Family Bathroom
- Sought After Location

£280,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

A beautiful family home with many original features in a sought after location. The property benefits from a ground floor extension to the rear proving additional kitchen/dining space, family room, boot room and downstairs WC. The property has an extensive established rear garden and off-road parking for two vehicles plus a spacious detached single garage. The location of the property on Green Lane means there are no properties opposite overlooking it, just views across the adjacent farmland.

Ground Floor

Floor Plan

Entry



Kitchen



Open Plan Diner/Sitting Area



Lounge Diner



Cloakroom



W/C



First Floor

Floor Plan

Master Bedroom



Bedroom



Bedroom



Family Bathroom



Externals



Front Aspect



Rear Garden



Property Description

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 -



contracts to ensure they are in good working order.

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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

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Energy Performance Certificate

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |