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Price Guide
£299,950

EPC Rating: D

29 Burnham Road

Epworth, Doncaster, Lincolnshire, DN9 1BX
3 Bedroom Semi-Detached House



- ✓ A FINE TRADITIONAL SEMI-DETACHED HOUSE
 - ✓ 2/3 RECEPTION ROOMS
 - ✓ FEATURE KITCHEN WITH UTILITY ROOM
 - ✓ 3 BEDROOMS
 - ✓ ATTRACTIVE RE-FITTED BATHROOM
 - ✓ SPACIOUS REAR DRIVEWAY

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A fine traditional bay-fronted semi-detached house situated within walking distance to the town centre having enjoyed a substantial ground floor extension to the rear. The charming accommodation retains many original features and comprises;

RECEPTION HALLWAY

Enjoying a feature original panelled and glazed entrance door with leaded and coloured glazing with adjoining side and top lights, dado railing, wall mounted thermostat for the central heating, traditional straight flight staircase allows access to the first floor accommodation with open spell balustrading and matching newel posts, under the stairs storage cupboard enjoying a side uPVC double glazed window and modern central heating boiler.



FRONT LOUNGE

Measures approx. 3.86m x 3.65m (12' 8" x 12' 0") plus a projecting uPVC double glazed bay window with pattern leading top lights matching the front entrance door, picture railing, wall to ceiling coving, feature cast iron open fireplace with inset tiled detailing, projecting tiled hearth and carved wooden surround and projecting mantel, TV point and two single wall light points.



CENTRAL DINING ROOM

Measures approx. 3.04m x 3.37m (10' 0" x 11' 1"). Enjoying an open aspect through to the kitchen, picture railing, attractive laminate flooring and doors through to;



STUDY/BEDROOM 4

Measures approx. 2.78m x 2.13m (9' 1" x 7' 0"). Enjoying a side uPVC double glazed window.



FEATURE BREAKFASTING KITCHEN

Measures approx. 3.6m x 3.95m (11' 10" x 13' 0"). Enjoying a rear uPVC double glazed French doors with adjoining sidelights allowing access to the rear garden, central ceiling lantern. The kitchen enjoys an extensive range of quality fitted shaker style low level units, drawer units and wall units, integral appliances and with complementary brushed aluminum style pull handles, a white finished quartz top with matching uprising and tiles above incorporating a single rectangular sink unit with an etch drainer to the side and block mixer tap, built in four ring electric Neff hob with oven below and overhead stainless steel canopied extractor with downlighting, central breakfasting island, continuation of wooden flooring to the dining room and doors to a cloakroom and utility.



UTILITY ROOM

Measures approx. 1.75m x 2.72m (5' 9" x 8' 11"). Enjoying rear and side uPVC double glazed windows, an extensive range of oak effect shaker style matching low level units and wall units with brushed aluminum style pull handles, a complementary rolled edge patterned top with tiled splash back incorporating a circular sink unit and block mixer tap, space for an automatic washing machine and tiled effect flooring.



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CLOAKROOM

Enjoying a two piece modern suite in white comprising a low flush WC, pedestal wash and basin with tiled splash back and attractive wood laminate flooring.

FIRST FLOOR LANDING

Enjoying a side uPVC double glazed window, dado railing, loft access and doors off to;

FRONT DOUBLE BEDROOM 1

Measures approx. 3.87m x 3.65m (12' 8" x 12' 0"). Enjoying a front uPVC double glazed window, exposed floorboards, feature cast iron open fireplace with projecting raised tiled hearth and picture railing.



REAR DOUBLE BEDROOM 2

Measures approx. 3.6m x 3.39m (11' 10" x 11' 1"). Enjoying a rear uPVC double glazed window, picture railing and a feature cast iron fireplace with a raised projecting tiled hearth.



FRONT BEDROOM 3

Measures approx. 1.96m x 2.3m (6' 5" x 7' 7"). Enjoying a front uPVC double glazed window and dado railing.

QUALITY RE-FITTED FAMILY BATHROOM

Measures approx. 2.24m x 1.84m (7' 4" x 6' 0"). Enjoying a rear uPVC double glazed window with inset patterned glazing, a traditional quality style suite in white comprising a low flush WC, feature oval wash hand basin with marbled top with block chrome mixer tap with storage cabinet beneath, panelled bath with overhead mains shower and surrounding tiled walls with side glazed screen, tiled flooring, part tiling to walls, towel rail and PVC clad to ceiling with inset ceiling spotlights.



GROUNDS

To the front the property sits behind mature hedged boundaries with traditional arched top pedestrian gate onto a cobbled pathway allowing access to a sheltered front entrance porch, the gardens to the front are principally lawned with mature planted shrub borders. A pathway continues to the side leading to a pleasant rear garden which enjoys a block patio with access via the kitchen which retaining curved edge dwarf brick wall with above lawned gardens and with further curved dividing walls with access to a pebbled driveway, vehicle access is allowed via Shires Close with the driveway being mainly pebbled laid and allowing parking for a number of vehicles with brick raised borders of which could be reduced to create further parking if required.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

There is a modern gas fired central heating system to radiators.

DOUBLE GLAZING

With the exception of the front entrance door the property enjoys full uPVC double glazed windows.

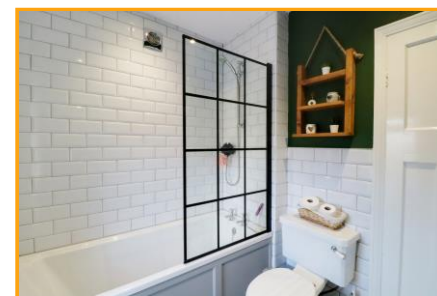
**** IMPORTANT ****

PURCHASE PROCEDURE

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