

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

Guest Lane, Warmsworth, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Semi Detached Home with Loft Room
- Lounge Diner
- Rear Enclosed Garden
- Alarm and CCTV Included

- No Chain
- Well Presented Throughout
- Ground Floor W/C
- Driveway and Garage
- Local Amenities, Schools and Transport Links

**Offers in Excess
of
£225,000
For Sale**

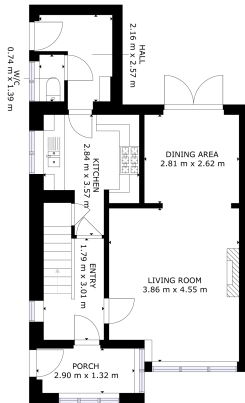
Book your viewing today Tel: 01302 247754

Owner's View

Located on Guest Lane in the popular area of Warmsworth, Doncaster, this well-presented three-bedroom semi-detached home is offered with no onward chain. The property benefits from a front garden, driveway, and garage, with a private enclosed garden to the rear. Both front and back porches provide convenient entry points. Inside, the ground floor offers a spacious lounge diner, a fitted kitchen, and a useful ground floor W/C. Upstairs, there are three good-sized bedrooms and a family bathroom. From the second bedroom, there is access to a versatile loft room, ideal for storage or additional living space. Additional features include an alarm system and CCTV for extra security. This attractive home combines practicality with peace of mind, making it an excellent choice for families, first-time buyers, or investors.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 47 m², FLOOR 2: 41 m², FLOOR 3: 7 m²
EXCLUDED AREA: PORCH: 4 m²
TOTAL: 95 m²

Matterport

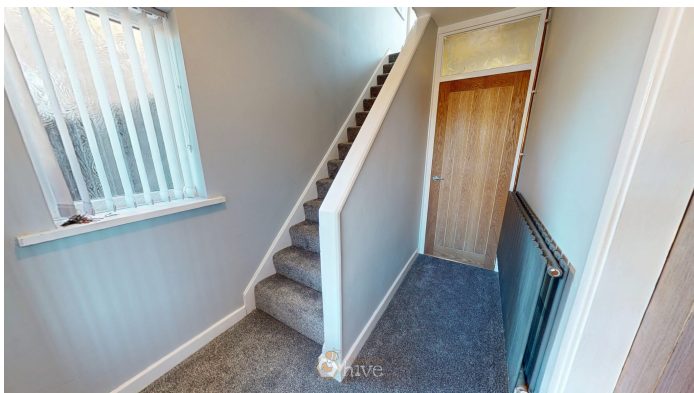
Lounge Diner



Front Porch



Hallway



Kitchen



Rear Porch

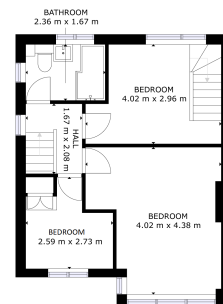


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 47 m², FLOOR 2: 41 m², FLOOR 3: 7 m²
EXCLUDED AREAS: PORCH: 4 m²
TOTAL: 95 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

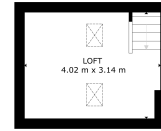
Master Bedroom



Bedroom



Floor Plan



Bedroom



Loft Room



Family Bathroom



Externals

Front Aspect



Loft

Rear Garden



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.

Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 10/05/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 10/05/2023

Boiler Location - Utility room

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.

Energy Performance Certificate

