

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

**Carr Lane, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Utility Room and Separate Study/Storage Room
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

- Three Bedroom Link Detached Family Home
- Spacious Lounge
- Ground Floor W/C and a Family Bathroom
- Driveway

**£270,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

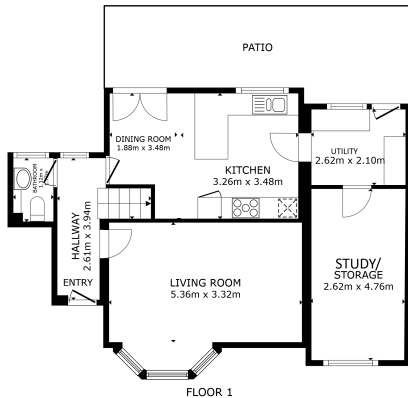


## Owner's View

The property is a well proportioned three bedroom, link detached house and benefits from a modern open plan kitchen/diner with a good size living room, downstairs W/C and a utility room. The former garage has been partially converted providing scope for a variety of future uses. Outside, the property benefits from a new block paved driveway to the front and a private, south east facing rear garden. Having grown up in Bessacarr ourselves we decided to stay and raise our own family in the area. 7 Carr Lane has proven to be a lovely family home for us given the blend of the quiet and private location, with easy access to local footpaths and cycle paths, close proximity of amenities, facilities and quality schools and the good transport links for work.

## Ground Floor

### Floor Plan



### Entry



### Kitchen Diner



### Lounge







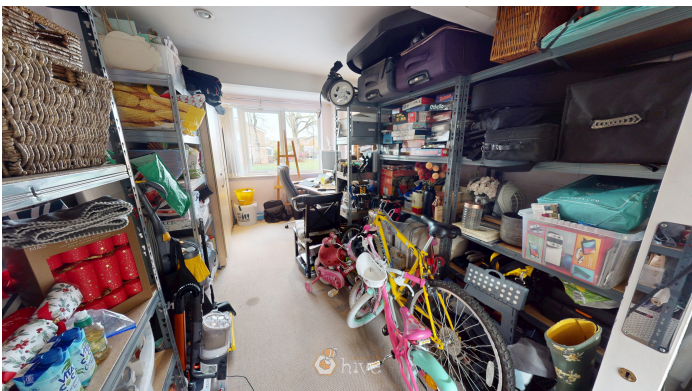
Utility



W/C

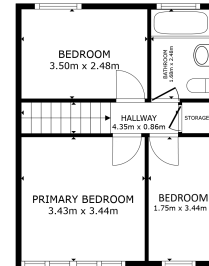


Study/Storage



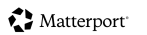
## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 66.1 m<sup>2</sup> FLOOR 2 36.8 m<sup>2</sup>  
EXCLUDED AREAS: PORCH 26.4 m<sup>2</sup>  
TOTAL: 122.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom





**Bedroom**



**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



## Property Information

Council Tax Band - C

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 - 1/11/2016

Water Heating System - Gas boiler (Combi)



Approximate Water Heating Installation Date - 1/11/2016

Boiler Location - In the airing cupboard to the first floor landing.

Approximate Electrical System Installation Date - 1/11/2016

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – 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 contracts to ensure they are in good working order.



## Energy Performance Certificate

