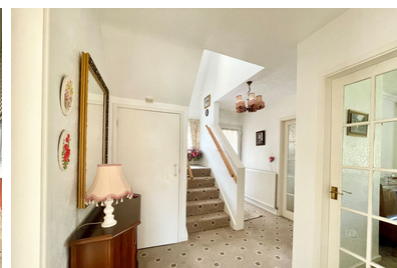


Anson Grove
Auckley
DN9 3QN
01302 867888



Sheep Bridge Lane, Doncaster

£265,000

3Keys Property are delighted to present to the open sales market this 2/3 bedroom detached Dorma bungalow in The village of Old Rossington, Doncaster. Situated on a substantial plot, this property has been in the same family for over 50 years and is offered with no onward chain. With 2 bedrooms and ensuite to the first floor and 2 large reception rooms and family bathroom to the ground floor, this property has the space to provide 2 or 3 bedrooms depending on your requirements. Well manicured landscaped gardens to the front and rear, an integral tandem garage and parking for several cars. Contact 3Keys Property for details 01302 867888.

- **DETACHED DORMER BUNGALOW**
- **WONDERFUL PLOT**
- **MAIN BEDROOM WITH EN SUITE**
- **SAME FAMILY OWNERSHIP FOR NEARLY 50 YEARS**
- **GREAT LOCATION**
- **NO ONWARD CHAIN**
- **INCREDIBLE POTENTIAL**
- **GARAGE AND DRIVEWAY**
- **CLOSE TO LOCAL TRANSPORT LINKS AND MOTORWAY ACCESS**
- **MUST BE VIEWED TO BE**

PROPERTY DESCRIPTION

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GROUND FLOOR

With side access entrance porch which leads you to the hallway with access to the front aspect lounge/bedroom, kitchen, lounge/dining room, bathroom and stairs to the first floor. Carpet to floor, single pendant light fitting, radiator and cupboard under stairs.

The spacious front facing reception room has windows to the front and 2 sides filling the room with natural light, gas fire, 2 single pendant light fittings and carpet to the floor.

The kitchen with side aspect window, offers a mix of wall and base units, integrated hob and oven, space for a fridge/freezer and plumbing for a washing machine, there is a rear access door, single pendant light fitting and vinyl flooring.

The second reception room, currently used as a lounge and dining room, has a rear and side facing window, single pendant light fitting x 2, central heating radiator and finished with carpet to the floor.

To complete the downstairs accommodation we have a side aspect, part tiled bathroom offering a bathtub with overhead shower, hand basin and W/C. Gas central heating radiator, single pendant light fitting and carpet to floor.

FIRST FLOOR

Stairs lead to a landing area which has a side aspect window, the landing gives access to the 2 bedrooms and has a single pendant light fitting and carpet to the floor. Bedroom 1 is a double bedroom with front facing window, access to eaves storage and the en suite bathroom. Finished with single pendant light fitting, central heating radiator and carpet to the floor. The fully tiled en suite bathroom with bathtub and overhead shower, hand basin and W/C. Finished with spot lighting, radiator and carpet flooring. Bedroom 2 is also a double bedroom with rear aspect window, eaves storage and finished with single pendant light fitting, central heating radiator and carpet to the floor.

EXTERNALLY

Situated on a substantial plot, this property is tucked away at the end of a private cul de sac, set back from Sheep Bridge Lane by a large, mainly laid to lawn front garden. There is a driveway for several vehicles and a double tandem garage with side access pedestrian door onto rear garden, up and over garage door, power and lighting. The rear garden has mature flower borders, mainly laid to lawn, patio area and a pathway which leads to the bottom of the garden. The garden is well maintained with a wide range of mature shrubs, trees and flowers. There is also a greenhouse and access to the front of the property.

This property is the very first property on your left as you enter the Old village of Rossington, tucked away in a quiet cul de sac. There is access to local amenities and the village is serviced well by public transport. Commuting is no problem at all with the Great Yorkshire Way Link road around the corner. To view this unique property, contact 3Keys Property today. 01302 867888.

PORCH

ENTRANCE HALLWAY

LOUNGE/BEDROOM

3.17m x 5.21m (10' 5" x 17' 1") MINIMUM MEASUREMENT



LOUNGE AND DINING ROOM

3.35m x 4.12m (11' 0" x 13' 6") CHANGING TO 2.45m x 6.35m (8' 0" x 20' 10")

KITCHEN

3.59m x 2.70m (11' 9" x 8' 10")

BATHROOM

2.27m x 1.85m (7' 5" x 6' 1")

BEDROOM 1

3.49m x 4.16m (11' 5" x 13' 8") INTO DOORWAY

EN SUITE BATHROOM

1.28m x 2.17m (4' 2" x 7' 1")

BEDROOM 2

3.52m x 3.52m (11' 7" x 11' 7") MIN MEASUREMENT

PROPERTY DISCLAIMER

Council Tax Band – C

EPC rating – TBC

Tenure – FREEHOLD

Boiler - CONVENTIONAL BOILER SERVICED ANNUALLY

Loft - EAVES STORAGE

Garage - TANDEM WITH POWER AND LIGHTING

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such in any prospective purchase. The precise, accurate and up-to-date floor plan will be provided and no guarantee as to their availability or delivery can be given.
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