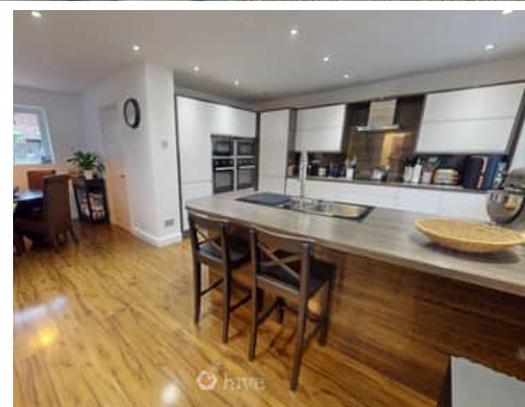


**3 Bedroom(s), Detached House, Freehold**

**Parklands Close, Rossington, Doncaster.**



- 3D Virtual Tour Available
- Three Bedroom Detached Family Home
- Modern Kitchen Diner
- Dressing Area to Two of the Bedrooms
- Driveway

- No Chain
- Lounge and Separate Dining Room
- En Suite to Master Bedroom and Family Bathroom
- Rear Enclosed Garden
- Popular Location with Local Amenities and Transport Links

**£280,000**  
**For Sale**

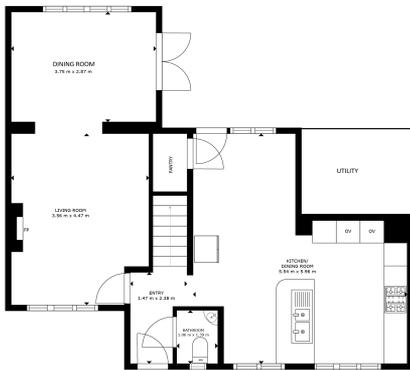
*Book your viewing today* Tel: 01302 247754

## Owner's View

An extended large 3 double bedroom detached family property in a desirable area with well sort after local schooling. Easy motorway access to all areas of Yorkshire and beyond and the recently renewed decision to reopen Doncaster airport.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 62 M<sup>2</sup>, FLOOR 2: 57 M<sup>2</sup>  
TOTAL: 119 M<sup>2</sup>  
MEAS. AND CONVERSIONS TO SI APPROXIMATE. ACTUAL MAY VARY.



Lounge



## Kitchen Diner



## Dining Room



## W/C



## First Floor

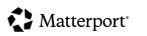
## Floor Plan



FLOOR 2

GRAND INTERNAL AREA  
FLOOR 1: 21.70m<sup>2</sup> FLOOR 2: 27.97m<sup>2</sup>  
TOTAL: 49.67m<sup>2</sup>

SCALES AND DIMENSIONS GIVEN IN PICTURES ARE ACTUAL, PLEASE CHECK



## Master Bedroom & En Suite



## Bedroom



## Bedroom



## 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 -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Utility room

Approximate Electrical System Installation Date -

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	