

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

Rainford Square, Kirk Sandall, Doncaster.



- 3D Virtual Tour Available
- Stunning Breakfast Kitchen Diner with Bi Fold Doors
- Utility Room and W/C
- En Suite to Second Bedroom
- Driveway and EV Charging

- Modern Extended Three Bedroom Semi Detached Family Home
- Lounge and Separate Family Room/Snug
- En Suite and Dressing Room off of Master Bedroom
- Sizeable Landscaped Rear Enclosed Garden with Garage
- Popular Location with Local Amenities, Schools and Transport Links

£295,000
Under
Offer

Book your viewing today Tel: 01302 247754

Owner's View

Situated in the sought-after area of Kirk Sandall, this beautifully presented three-bedroom semi-detached home offers stylish and spacious family living. To the front, a paved driveway provides parking for two vehicles, complete with EV charging point. At the rear, a sizeable landscaped garden offers a perfect space for outdoor living and entertaining, with the added benefit of a garage. Inside, the property features underfloor heating on the ground floor and a modern breakfast kitchen diner, opening onto the garden through sleek bi-fold doors. Additional living space includes a welcoming lounge and a separate snug/family room, ideal for flexible family use. A utility room and ground floor W/C complete the downstairs accommodation. Upstairs, there are three well-proportioned bedrooms. The master suite boasts a dressing room and private en suite, while the second bedroom also enjoys its own en suite. A family bathroom serves the rest of the home. This property is perfect for families seeking a modern, move-in ready home in a popular location with excellent transport links, schools, and local amenities close by.

Ground Floor

Floor Plan

Kitchen Diner



Lounge



Snug/Family Room



Utility



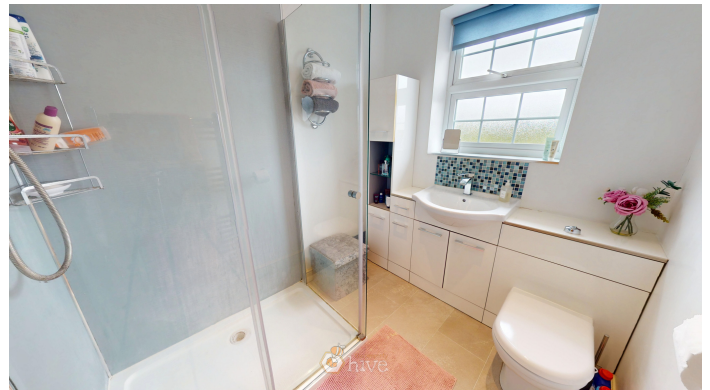
W/C



First Floor

Floor Plan

Master Bedroom, En Suite & Dressing Room



Bedroom & En Suite



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas boiler with underfloor heating

Approximate Heating System Installation Date - 10/2/2014

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 10/29/2014

Boiler Location - Utility room

Approximate Electrical System Installation Date - 10/15/2014

Permanent Loft Ladder - Yes

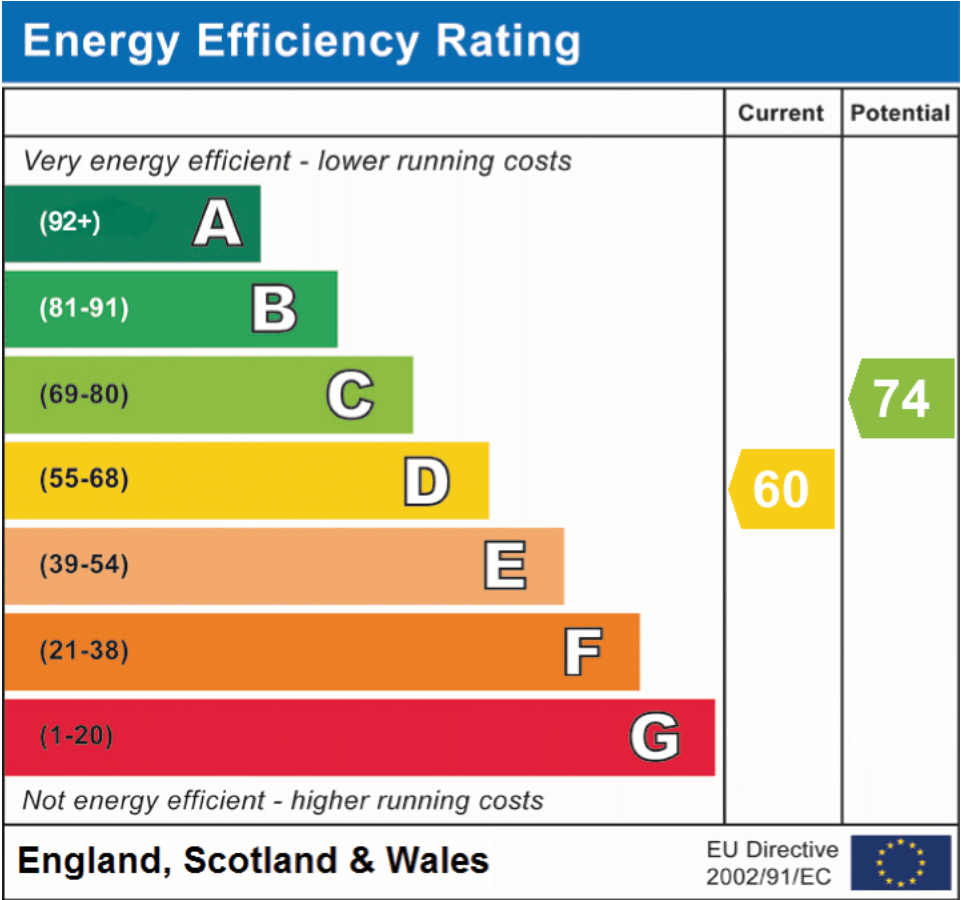
Loft Insulation - Yes

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.

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



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.