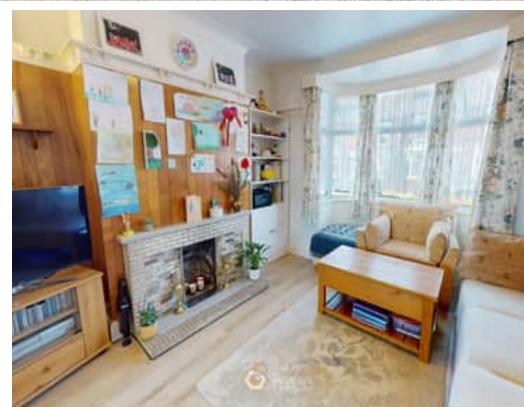


3 Bedroom(s), Semi-Detached House, To be Advised

Littlemoor Lane, Balby, Doncaster.



- 3D Virtual Tour Available
- Spacious Lounge
- Outbuildings with Utility and W/C
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

- Three Bedroom Semi Detached Family Home
- Kitchen Diner
- Family Bathroom
- Driveway & Sizeable Garage for Two Cars and Storage

**£180,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Situated on the popular Littlemoor Lane in Balby, this three-bedroom semi-detached home offers spacious and versatile living, ideal for families and first-time buyers alike. The ground floor features a welcoming lounge, perfect for relaxing, alongside a kitchen diner providing an excellent space for both everyday living and entertaining. A useful utility room and separate laundry area add practicality, complemented by a convenient downstairs W/C. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a driveway providing off-road parking, as well as an impressive garage with space for two cars and ample additional storage. To the rear, there is a fully enclosed garden, offering a private and secure outdoor space. Early viewing is highly recommended to appreciate all the space that this fantastic home has to offer.

## Ground Floor

### Floor Plan

### Entry



### Kitchen Diner



## Lounge



## Utility

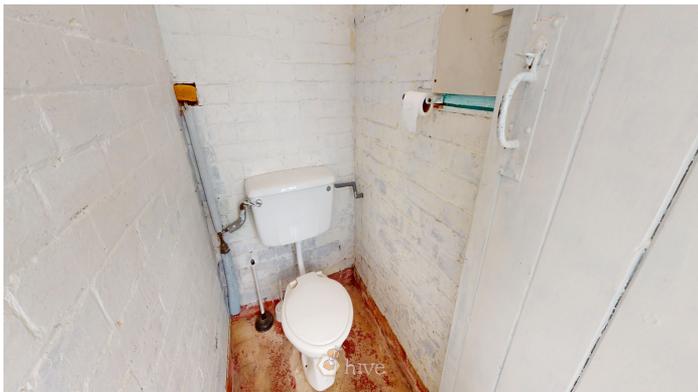




Laundry



W/C



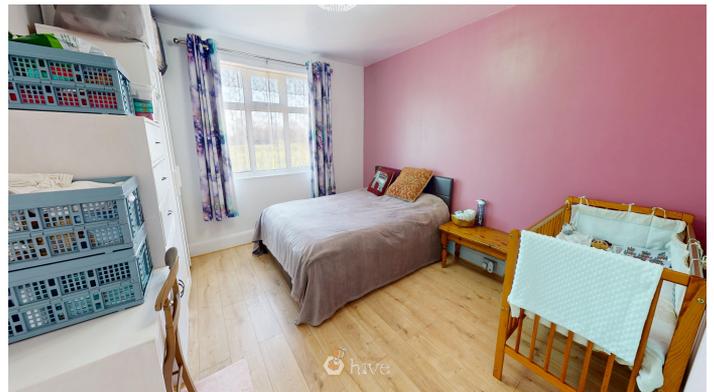
First Floor

Floor Plan

Master Bedroom



Bedroom



Bedroom



## Bathroom



## Externals

### Front Aspect



## Garage



### Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -



# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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.

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## 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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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	