

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

**Linby Drive, Bircotes, Doncaster.**



- 3D Virtual Tour Available
- Modern and Popular Estate
- Utility and Ground Floor W/C
- En Suite to Master and a Family Bathroom
- Garage and Driveway

- Four Bedroom Detached Family Home
- Well Presented Kitchen Diner
- Spacious Lounge
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

**£315,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Linby Drive in Bircotes is a modern and well-presented detached family home offers spacious living with stylish décor throughout. The ground floor features a contemporary kitchen diner, perfect for family meals and entertaining, along with a bright and welcoming lounge. A utility room and convenient W/C add to the practicality of the layout. Upstairs, the master bedroom benefits from its own en suite, while three further bedrooms are served by a modern family bathroom, making this an ideal home for growing families. Outside, the property enjoys a rear enclosed garden, driveway parking, and an integral garage. Ready to move straight into, this impressive home is sure to appeal to families seeking space, comfort, and convenience. Sizeable garden, use of garage for storage, spacious rooms, upgraded kitchen new front and side doors installed since being built. Nice quiet location

## Ground Floor

### Floor Plan

### Entry



### Kitchen Diner



### Lounge



## Utility



## W/C



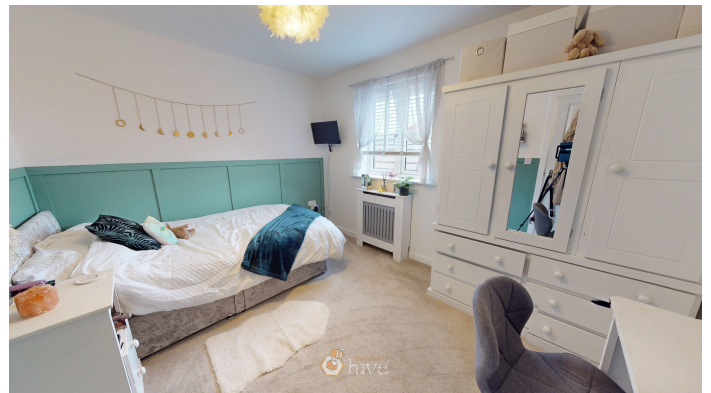
## First Floor

### Floor Plan

### Master Bedroom & En Suite



## Bedroom





**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 - 2/22/2023

Water Heating System -

Approximate Water Heating Installation Date - 2/22/2023

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2/22/2023

Permanent Loft Ladder - No

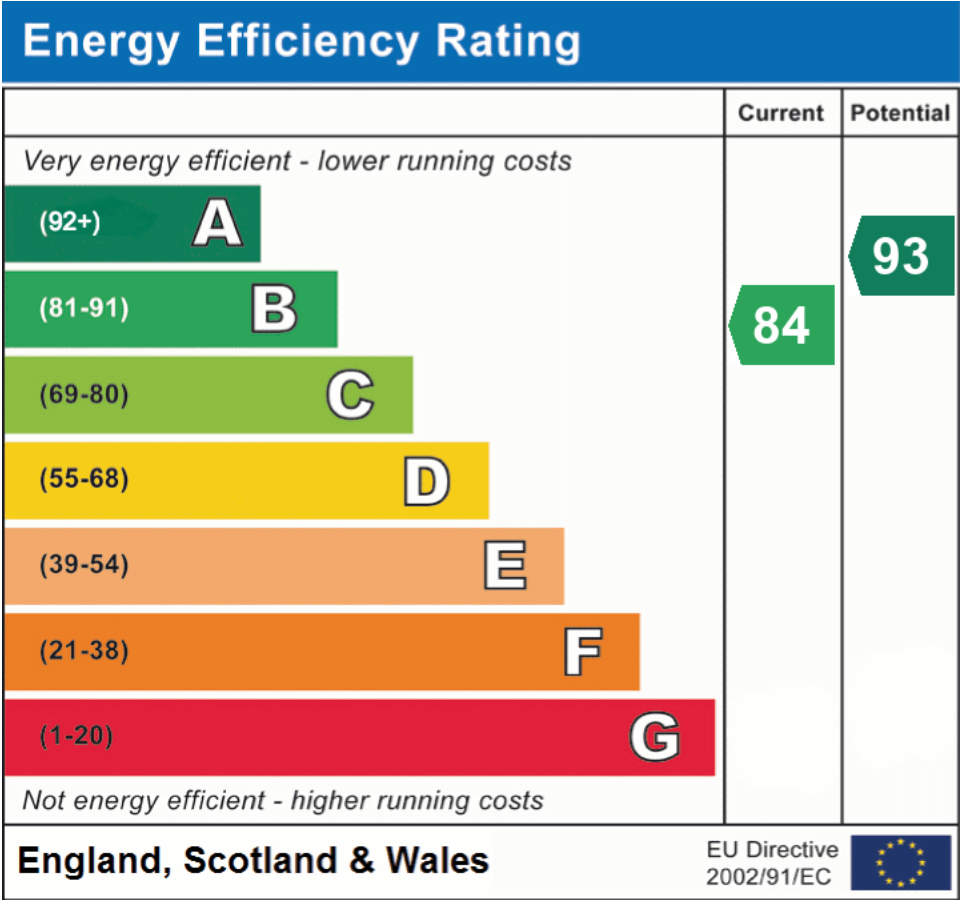
Loft Insulation - No

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.

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## Energy Performance Certificate



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