

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

**Linby Drive, Bircotes, Doncaster.**



- 3D Virtual Tour Available
- Four Sizeable Bedrooms
- Kitchen Diner & Utility Room
- En Suite to Master Bedroom
- Drive & Garage

- Detached Family Home
- Sizeable Lounge
- Ground Floor W/C
- Family Bathroom
- Rear Enclosed Garden

**£285,000**  
**For Sale**

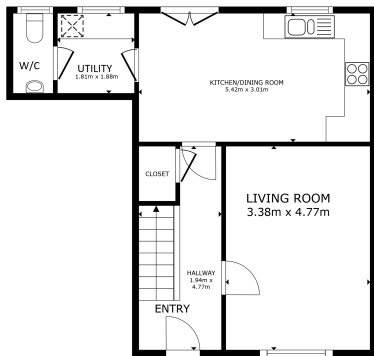
*Book your viewing today* Tel: 01302 247754

## Owner's View

The property is a great size and it is a great family home. All rooms are of a generous size and all four bedrooms can fit at least a double bed if not one of greater size, the garage and garden are also very spacious and the property has plenty of storage so much so that we have never had to use the loft (and we have a lot of stuff). The kitchen and bathrooms are relatively new and were fitted when we moved in two and a half years ago. The rooms are freshly painted and the flooring was put down when we moved in so is also relatively new. It's a two car drive with a front garden. The location is perfect near to supermarkets and local shops, schools, and the A1. We're close to Harwell Woods and can walk through to Tickhill from the bottom of Harworth which are great for dog walking or just walking in general.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 46.3 sq ft FLOOR 2: 45.5 sq ft  
TOTAL: 91.8 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

### Lounge



## Kitchen Diner And Utility Room

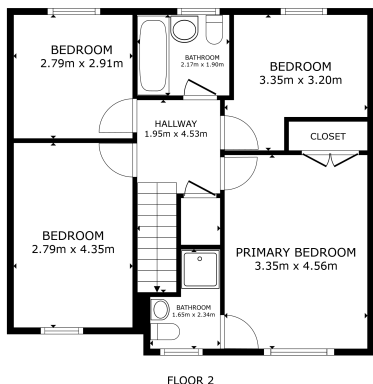


W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 48.2 sqm FLOOR 2: 45.5 sqm  
 TOTAL: 93.7 sqm  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Bedroom One and En Suite



## Bedroom Two



## Bedroom Three



**Bedroom Four**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Aspect**



## 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 - 9/2/2022

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 9/2/2022

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 9/3/2022

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

