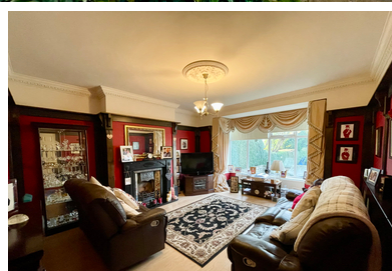
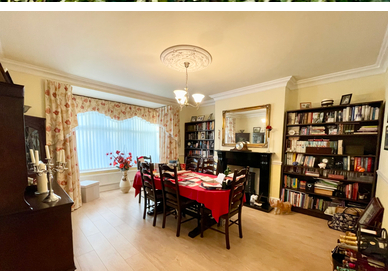


Anson Grove  
Auckley  
DN9 3QN  
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## Cantley Lane, Doncaster

£380,000

3Keys Property are delighted to present to the open sales market, this substantial 4 bedroom semi detached property in Cantley, Doncaster. Located on the popular Cantley Lane, this property must be viewed to appreciate the accommodation on offer. Split over 4 levels, the property briefly comprises of: entrance hallway, lounge, dining room and kitchen to the ground floor, there are 3 bedrooms and family bathroom on the first floor, a bedroom and bathroom on the second floor and a basement with shower room.

- 4 DOUBLE BEDROOM SEMI DETACHED HOUSE
- ACCOMMODATION OVER 3 FLOORS PLUS BASEMENT ROOMS
- POTENTIAL TO IMPROVE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GARAGE, CARPORT AND DRIVEWAY

- FABULOUS FAMILY HOME
- LARGE PLOT WITH PATIO, GRASS LAWN AND MATURE SHRUBS AND FRUIT TREES
- 2 LARGE RECEPTION ROOMS
- 3 BATHROOMS
- LOCATED CLOSE TO LOCAL SCHOOLS AND AMENITIES

Situated on a large plot with a front and rear garden

## PROPERTY DESCRIPTION

Keys Property are delighted to present to the open sales market, this substantial 4 bedroom semi detached property in Cantley, Doncaster. Located on the popular Cantley Lane, this property must be viewed to appreciate the accommodation on offer. Split over 4 levels, the property briefly comprises of: porch, large hallway, lounge, dining room and kitchen to the ground floor, there are 3 double bedrooms and family bathroom on the first floor, a bedroom and bathroom on the second floor and a basement with utility, study, large reception room and shower room.

Situated on a large plot with a front and rear garden, off street parking for 3 cars, car port and detached garage.

## GROUND FLOOR

The property benefits from a large, bright front porch which has wood effect laminate flooring, spot lighting and power sockets. The spacious entrance hallway has a side aspect window and offers access to the lounge, dining room, kitchen, ground floor, stairs to the basement and stairs leading to the first floor accommodation. Finished with wood effect laminate flooring, central heating radiator and single pendant light fitting.

A rear aspect lounge with large bay window, finished with gas fire and surround, wood effect laminate flooring, electric underfloor heating, 2 central heating radiators and single pendant light fitting.

Front aspect dining room with large bay window, wood effect laminate flooring, wood burning fire with operational chimney, central heating radiator and single pendant light fitting.

A rear facing kitchen with side aspect window offers a mix of wall and floor units with contrasting work surface and tiled splash backs. There is a range of integrated appliances to include extractor fan, microwave oven and dishwasher. The kitchen is finished with tiled flooring, electric under floor heating and spot lighting. There is a rear access door onto the patio.

## BASEMENT

Stairs lead down to the basement which has a side access external door. The utility area has plumbing for washing machine and tumble dryer, finished with wood effect laminate flooring and strip light.

A large room which could be used as a cinema room/play room, gym etc, with wood effect laminate flooring, 2 radiators and spot lighting.

Shower room with walk in shower, W/C, hand basin and finished with tiled flooring, heated towel rail and spot lighting.

Study with caret to the floor, radiator and strip light.

## FIRST FLOOR

Stairs lead up to the landing which offers access to 3 bedrooms and the family bathroom. There is a side aspect window and access to the converted attic which has a fire door. Finished with carpet to the floor, central heating radiator and single pendant light fitting.

The principle bedroom is rear facing with fitted wardrobes, carpet to the floor, central heating radiator and single pendant light fitting.

Bedroom 2 is a front facing double with fitted wardrobes, carpet to floor, central heating radiator and single pendant light fitting. Bedroom 3, a further double with rear facing window finished with carpet to the floor, central heating radiator and single pendant light fitting.

The fully tiled family bathroom with bathtub and walk in shower cubicle, hand basin and W/C. Front aspect obscured glass window, vinyl flooring, heated towel rail and spot lighting.

## SECOND FLOOR

Landing with carpet to floor, storage in eaves, radiator and sky light.

Bedroom 4 with rear aspect window, central heating radiator and single pendant light fitting.

A large bathroom with bathtub and walk in shower cubicle, hand basin and W/C. Rear aspect obscured glass window, vinyl flooring, radiator and single pendant light fitting.

## EXTERNAL

To the front of the property is a large garden with decking, grass lawn and mature trees and shrubs. There is access to the rear of the property via a secure gate. The rear garden is not overlooked and has a patio with steps leading down to the grass lawn. There is a range of well maintained mature shrubs, fruit trees and flowers. A path leads you to the bottom of the garden where there is a secure block paved driveway for 3 cars, car port and detached garage. The garage which has a pedestrian door, has a roller garage door and benefits from power and lighting.

## PORCH

1.68m x 3.62m (5' 6" x 11' 11")

## HALLWAY

2.83m x 3.67m (9' 3" x 12' 0") MIN MEASUREMENT

## LOUNGE

4.25m x 5.11m (13' 11" x 16' 9") INTO BAY WINDOW

## DINING ROOM

4.25m x 5.18m (13' 11" x 17' 0") INTO BAY WINDOW

## KITCHEN

3.66m x 3.77m (12' 0" x 12' 4")

## FIRST FLOOR LANDING

## BEDROOM 1

3.91m x 4.25m (12' 10" x 13' 11")

## BEDROOM 2

3.94m x 4.18m (12' 11" x 13' 9")

## BEDROOM 3

3.66m x 3.68m (12' 0" x 12' 1")

## BATHROOM

1.77m x 3.63m (5' 10" x 11' 11")

## 2ND FLOOR LANDING

## BEDROOM 4

03.25m x 4.26m (10' 8" x 14' 0")

## BATHROOM

3.39m x 3.71m (11' 1" x 12' 2")

## BASEMENT HALLWAY

## UTILITY

1.75m x 3.70m (5' 9" x 12' 2")

## RECEPTION ROOM

4.13m x 10.07m (13' 7" x 33' 0")

## SHOWER ROOM

1.88m x 3.39m (6' 2" x 11' 1")

## PROPERTY DISCLAIMER

Council Tax Band – D

EPC rating – E

Tenure – FREEHOLD

Boiler – CONVENTIONAL BOILER WITH STORAGE TANK

Loft – CONVERTED INTO BEDROOM AND BATHROOM

Garage – DETACHED

## DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

## Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.



TOTAL FLOOR AREA: 2629 sq. ft. (244.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, counts and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be checked by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with SketchUp 12020

