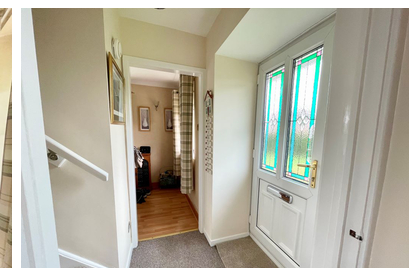


Anson Grove
Auckley
DN9 3QN
01302 867888



Ellers Lane, Doncaster

£299,950

3Keys Property are proud to present this well maintained, 3 double bedroom detached family home, situated in the very heart of Auckley Village, Doncaster. This property sits on a large corner plot with wrap around gardens and is hidden away behind immaculately manicured hedges. Double detached garage and parking for up to 3 cars. To view, contact 3Keys Property 01302 867888.

- 3 DOUBLE BEDROOM DETACHED PROPERTY
- AUCKLEY VILLAGE LOCATION
- SEPARATE DINING ROOM
- FAMILY BATHROOM WITH WALK IN SHOWER AND BATH TUB
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE
- LARGE CORNER PLOT WITH GARDENS TO 3 SIDES.
- SPACIOUS DOUBLE ASPECT LOUNGE
- FULLY FITTED KITCHEN DINER WITH INTEGRATED APPLIANCES
- DOUBLE GARAGE WITH DRIVEWAY FOR 3 CARS
- EASY ACCESS TO LOCAL AMENITIES AND MOTORWAY NETWORKS

PROPERTY DESCRIPTION

3Keys Property are proud to present this well maintained, 3 double bedroom detached family home, situated in the very heart of Auckley Village, Doncaster. This property sits on a large corner plot with wrap around gardens and is hidden away behind immaculately manicured hedges. Accommodation briefly comprises of entrance hallway, lounge, dining room, kitchen, 3 double bedrooms, family bathroom with bath tub and walk in shower, detached double garage and parking for up to 3 cars.

GROUND FLOOR

Entrance hall with carpet to floor, single pendant light fitting and gives access to stairs, lounge and dining room. The lounge has a large bow window to the front and patio doors to the rear making this a lovely light space, wood effect laminate floor with 2 single pendant light fittings and 2 radiators.

The dining room has a front and side aspect window with wood effect laminate floor, store cupboard, single pendant light fitting, radiator and gives access to the kitchen.

The kitchen is modern and fully fitted with a range of cream high gloss floor and wall units with contrasting black worktops. Tiled splash backs and integrated appliances which include oven, grill, electric hob and plumbing for washing machine. Led downlighting, tiled floor and radiator. There is a rear aspect window overlooking the garden and door to rear garden.

FIRST FLOOR

Landing with carpet to floor, store cupboard, loft access and single pendant light fitting. Bedroom 1 is front aspect with fitted wardrobes, store cupboard, carpet to floor, radiator and single pendant light fitting. Bedroom 2 is also front aspect with store cupboard, carpet to floor, single pendant light fitting and radiator. The 3rd double bedroom is rear aspect with store cupboard, carpet to floor, single pendant light fitting and radiator.

The large family bathroom is fully tiled with a white suite comprising walk in shower cubicle, bath tub with hand held shower, hand basin and WC. Rear and side aspect obscure glass window, radiator, led down lighting and tiled floor.

EXTERNAL

Situated on a large corner site with wrap around gardens which are mainly laid to lawn. Hedges border the garden adding to the privacy of the plot which has a driveway for parking up to 3 cars. A detached double garage with remote controlled access and power and lighting.

Auckley village has many local amenities and highly sought after schools and 6th form college, all within walking distance of this property. There is superb access to the motorway network, city centre and local transport links.

To view this property, contact 3Keys Property 01302867888.

ENTRANCE HALL

LOUNGE

2.92m x 6.66m (9' 7" x 21' 10")

DINING ROOM

1.94m x 3.73m (6' 4" x 12' 3") INCREASING TO 2.56m x 3.73m (8' 5" x 12' 3")

KITCHEN

3.55m x 2.80m (11' 8" x 9' 2")

LANDING

BEDROOM 1

3.40m x 3.76m (11' 2" x 12' 4")

BEDROOM 2

2.55m x 3.75m (8' 4" x 12' 4")

BEDROOM 3

3.52m x 2.72m (11' 7" x 8' 11")

BATHROOM

2.49m x 2.76m (8' 2" x 9' 1")

DOUBLE GARAGE

ADDITIONAL INFORMATION

Council Tax Band – TBC

EPC rating – TBC

Tenure – Freehold

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.

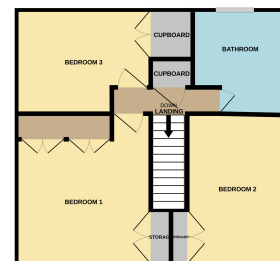
Offer Procedure

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (combined with measurements of doors, windows, rooms and any other items) an approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide to any prospective purchaser. The accuracy of the floorplan and measurements are not guaranteed and no guarantee is given as to their accuracy or efficiency for any given use. Please refer to the EPC and the Guarantee Made with Measure C1024.

