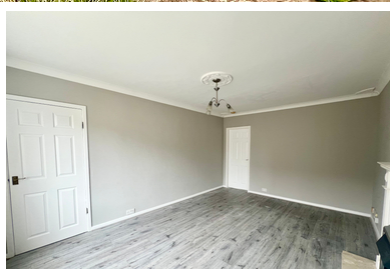


Anson Grove
Auckley
DN9 3QN
01302 867888



Glastonbury Gate, Doncaster

£189,950

3Keys Property are excited to offer for sale this well presented 3 bedroom semi detached home which offers an ideal opportunity for first-time buyers or a small family looking to settle in one of Scawsby's most sought-after locations. With no onward chain and vacant possession, the property is ready for its next chapter - whether as a private residence or a smart investment. Contact 3Keys Property for details 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME WITH DETACHED GARAGE
- SPACIOUS KITCHEN/DINER WITH FRENCH DOORS ONTO GARDEN
- 3 GOOD SIZE BEDROOMS
- LARGE REAR GARDEN WITH DECKING AREA
- DETACHED GARAGE WITH PEDESTRIAN ACCESS DOOR

- WELL PRESENTED THROUGHOUT WITH NEW CARPETS
- SEPARATE, FRONT ASPECT LOUNGE
- FAMILY BATHROOM WITH BATH & SHOWER OVER
- DRIVEWAY FOR 2 CARS
- EXCELLENT LOCATION FOR MOTORWAY ACCESS

PROPERTY DESCRIPTION

this well presented 3 bedroom semi detached home offers an ideal opportunity for first-time buyers or a small family looking to settle in one of Scawsby's most sought-after locations. With no onward chain and vacant possession, the property is ready for its next chapter—whether as a private residence or a smart investment.

Positioned on a popular street in the heart of Scawsby, this home benefits from proximity to highly regarded schools and excellent motorway links, making it a prime location for commuters and families alike.

Inside, you enter via an entrance hall which gives access to the lounge and stairs to the first floor. There is wood effect laminate to the floor, radiator and single pendant light fitting.

The property features a spacious front aspect lounge complete with a wood effect stylish laminate flooring that flows throughout the ground floor.

The heart of the home is the rear aspect open plan kitchen diner, where a modern fitted kitchen meets a light-filled dining area that opens directly onto the rear garden via French doors. There's also the added bonus of a generous under-stairs storage cupboard. With integrated oven, hob and extractor hood, plumbing for washing machine, radiator and single pendant light fitting.

Upstairs, the principal bedroom spans the full width of the property, offering ample space and natural light. Front aspect with carpet fitted to floor, single pendant light fitting, radiator and store cupboard.

Two further well-proportioned bedrooms overlook the rear garden, providing comfortable accommodation for children, guests or even a home office. Each bedroom benefits from carpet fitted to floor, radiator and single pendant light fitting.

The part tiled, side aspect family bathroom is finished in a contemporary white suite with an over-bath shower, hand basin, wc and single pendant light fitting.

The landing has carpet fitted to floor, single pendant light fitting and access to loft.

Step outside to a landscaped rear garden designed for low-maintenance enjoyment. A decked seating area, artificial lawn and a purpose-built pergola create a welcoming space for relaxing or entertaining.

The property also benefits from a separate garage and off-road parking. With all safety certificates in place and an impressive EPC rating of C, the home is fully compliant with current and upcoming lettings legislation, making it a fantastic option for landlords. Scawsby remains a popular choice for renters due to its family-friendly atmosphere, reputable schools and excellent access to local amenities and transport links. Don't miss your chance to view this move-in ready home. Contact 3Keys Property today 01302 867888.

ENTRANCE HALL

LOUNGE

3.46m x 4.95m (11' 4" x 16' 3")

KITCHEN/DINING ROOM

3.10m x 4.53m (10' 2" x 14' 10")



LANDING

BEDROOM 1

3.29m x 4.65m (10' 10" x 15' 3")

BEDROOM 2

2.49m x 2.78m (8' 2" x 9' 1")

BEDROOM 3

1.96m x 3.25m (6' 5" x 10' 8")

BATHROOM

1.65m x 1.92m (5' 5" x 6' 4")

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: C

COUNCIL TAX BAND: A

LOFT - Part boarded with no fixed loft ladder.

HEATING - Gas central heating with combi boiler installed approx. 10 years ago. Serviced annually.

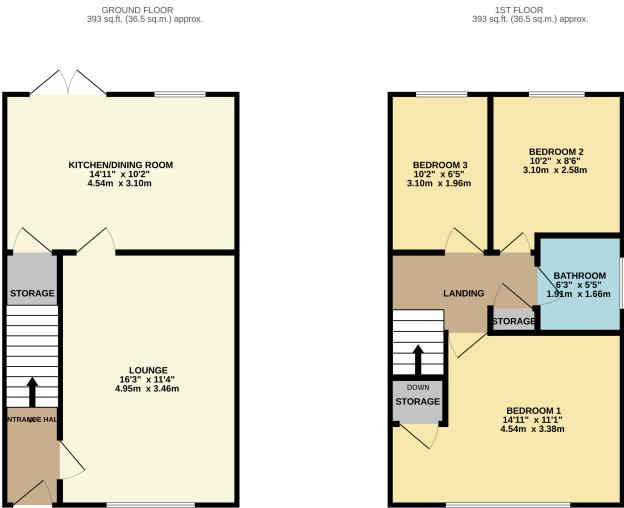
GARAGE - Detached garage with power, lighting and pedestrian door.

PARKING - Driveway for 2 cars.

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 check 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: 787 sq.ft. (73.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in addition to 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.
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