

**3 Bedroom(s), Detached House, To be Advised**

**Cranwell Road, Cantley, Doncaster.**



- 3D Virtual Tour Available
- Modern Open Plan Kitchen Diner and Lounge Area
- Bathroom
- Rear Enclosed Garden
- Popular Location In Cantley

- Three Bedroom Detached Family Home
- Ground Floor W/C
- Garage And Driveway Allowing For Two Cars To Park
- Local Amenities, Schools and Transport Links

**£295,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

This well presented three-bedroom detached home offers modern living ideal for families and professionals alike. The heart of the home is the impressive open-plan kitchen, dining and lounge area, thoughtfully designed to create a bright and sociable space. Featuring stylish fittings and Velux windows, the room is flooded with natural light, perfect for both everyday living and entertaining. A convenient ground floor W/C completes the downstairs accommodation. Upstairs, the property boasts three well-proportioned bedrooms, along with a family bathroom. Externally, the home benefits from a private enclosed rear garden, providing a great space for relaxation or outdoor dining. To the front, there is a driveway offering off-road parking for two vehicles, along with a garage for additional storage or parking. A fantastic opportunity to acquire a modern, move-in ready home in a popular residential location.

## Ground Floor

### Floor Plan

### Kitchen Diner



## Lounge



## Ground Floor W/C



## First Floor

### Floor Plan

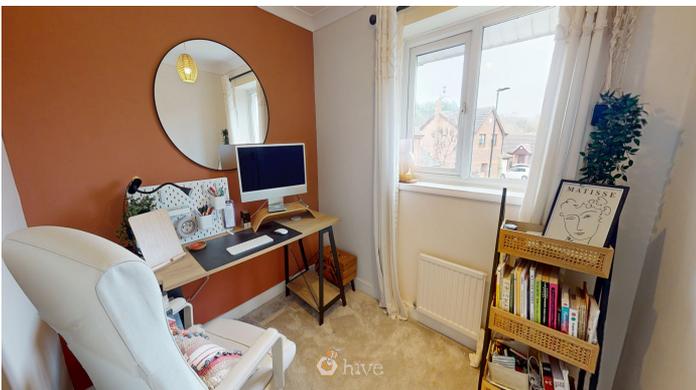
## First Bedroom



## Second Bedroom



## Third Bedroom



## Bathroom



## External

### Front Aspect



### Rear Garden



## Property Information

- Council Tax Band - C
- Utilities - Mains Gas, Mains Electricity, Mains Water
- Water Meter -
- Tenure -
- Solar Panels -
- Space Heating System -



Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	