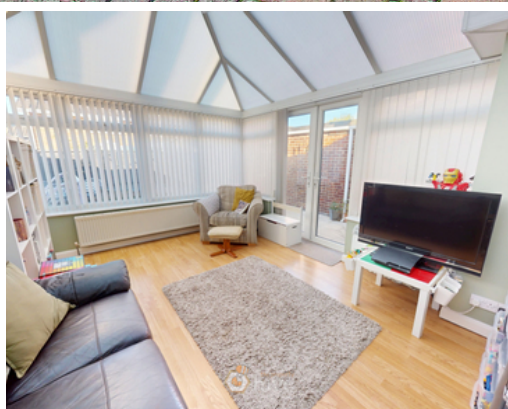
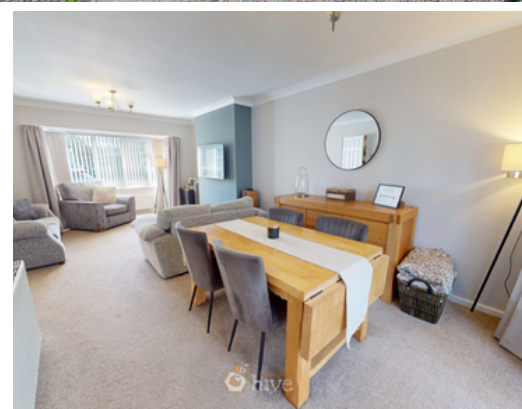


3 Bedroom(s), Detached House, Freehold

Laneham Close, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Spacious Lounge Diner
- Family Bathroom
- Detached Converted Garage Used as an Office with Lights, Electric Heater and Separate W/C
- Rear Enclosed Garden with Shed and Storage

- Three Bedroom Detached Family Home
- Conservatory
- Ground Floor W/C
- Driveway and EV Car Charger
- Local Amenities, Schools and Transport Links

£275,000
For Sale

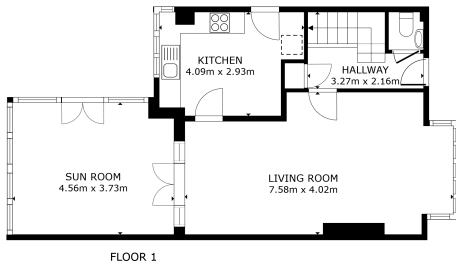
Book your viewing today Tel: 01302 247754

Owner's View

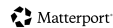
We've loved making this house our family home and have cherished the many happy years we've spent here. It's a warm and welcoming place, set on a lovely street where neighbours have become friends and there's a real sense of community. The house has given us space to grow, celebrate, and make countless memories, and we know it will be just as special for the next family who moves in. Over the years, we've also converted the garage, adding heating, lighting, a separate W/C, and a sink. It's currently used as a gym and office space, making it a really versatile area for work or relaxation.

Ground Floor

Floor Plan



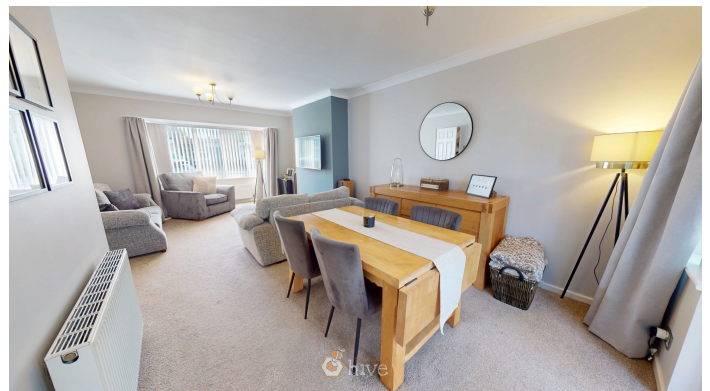
GROSS INTERNAL AREA
FLOOR 1: 36.21 sqm FLOOR 2: 20.1 sqm
ENCLOSED AREAS: 56.31 sqm
TOTAL: 103.4 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Kitchen



Lounge Diner





Conservatory

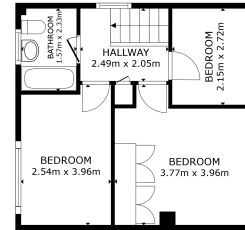


W/C



First Floor

Floor Plan

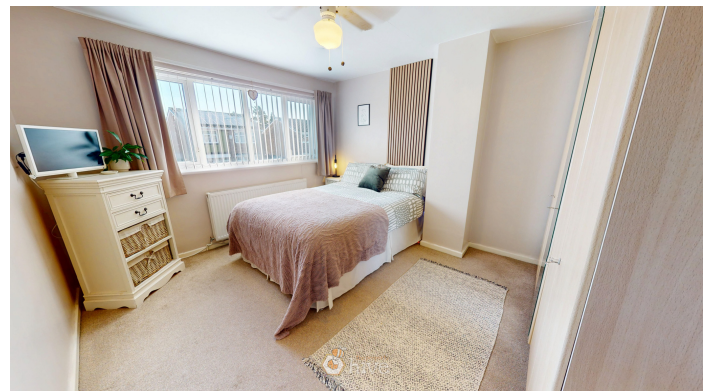


FLOOR 2

GRAND INTERNAL AREA
FLOOR 1: 30.41m² FLOOR 2: 20.11m²
TOTAL: 50.52m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Master Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



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 -

Water Heating System - Combi Boiler

Approximate Water Heating Installation Date -

Boiler Location - Loft



Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Partially

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

