

Freehold

Asking Price: £170,000

Don Grange, Kilnhurst, Mexborough,
South Yorkshire, S64



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SUPERB MODERN STARTER HOME, THREE BEDROOMS WITH MASTER EN SUITE, GARDENS, DRIVE AND GARAGE!

A very well appointed and equipped modern home which offers accommodation of deceptive size ideal for families or first timers. Including central heating and double glazing this lovely home also has attractive enclosed rear garden with patio and drive and garage to the front. Entrance hall, cloakroom/wc, fitted kitchen and lounge to the ground floor with two bedrooms and bathroom to the first. The master bedroom en suite is located to the top floor. Certainly warranting inspection to appreciate the high standards within.

Entrance Hall With double glazed front door, laminate floor and stairs rising to the first floor.

Cloakroom/wc With wc and wash basin in white, front window, extractor fan and tiling to the wash basin.

Lounge 5.41 x 3.93. With laminate floor and double glazed French doors set to a rear bay area.

Kitchen 3.64 x 1.91. With front window and a range of grey gloss finish units with work surfaces, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Tiled floor, concealed gas boiler, integrated dishwasher and cooking facilities of gas hob with extractor and electric oven.

First Floor Landing With cylinder cupboard and stairs rising to the top floor.

Bedroom Two 3.94 x 3.31. With two front windows.

Bedroom Three 4.00 x 2.35. (Maximum measurements)
With two rear windows and fitted wardrobes.

Bathroom 1.97 x 1.92. With suite in white comprising wc, wash basin and bath with shower. Towel rail/radiator and fully tiled floor and walls.

Top Floor Landing

Master Bedroom 6.74 x 2.88. (Maximum measurements)
With front dormer window and two sets of fitted wardrobes.

En Suite Shower Room 2.12 x 1.77. With wc, wash basin and corner shower enclosure. Rear Velux window, extractor fan, eaves storage area and shaver point.

Outside Attractive fenced lawned garden to the rear with patio area, outside tap and rear access path. Front drive providing access to the garage.

Garage 5.08 x 2.70. A semi detached garage with up and over entry door, light and power.

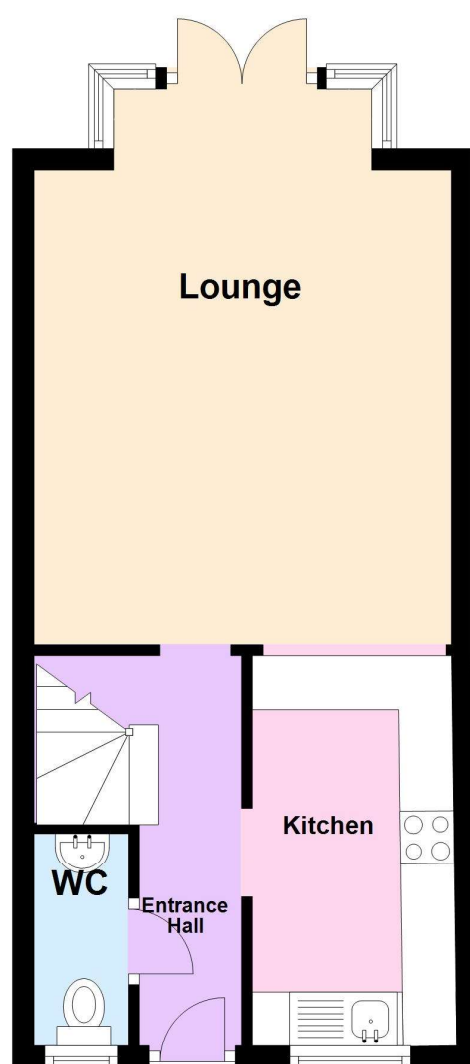


- MODERN STARTER HOME
- HIGH STANDARDS THROUGHOUT
- THREE BEDROOMS WITH MASTER EN SUITE
- CENTRAL HEATING AND DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- DRIVE AND GARAGE

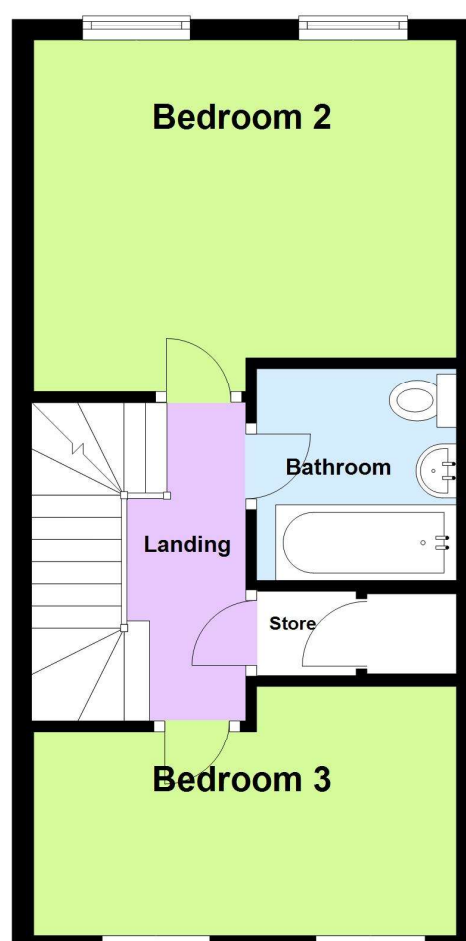
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

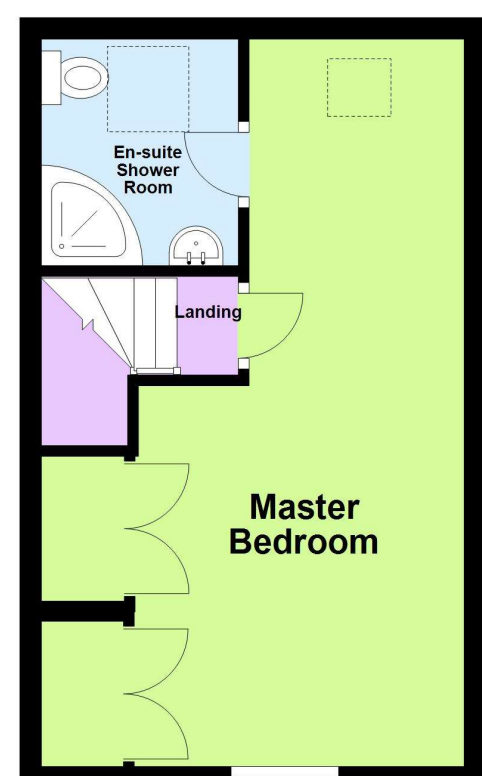
Ground Floor



First Floor



Second Floor



Total area: approx. 91.2 sq. metres (981.2 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.