



Gardens Lane

Conisbrough, Doncaster, DN12 3JY

Offers In Region Of £100,000

# Property Features

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- BEAUTIFULLY PRESENTED
  - POPULAR FAMILY LOCATION
  - SPACIOUS LIVING ACCOMMODATION
  - DECEPTIVELY SPACIOUS HOME
  - THREE BEDROOMS
  - OVERLOOKS PLAYING FIELDS
  - MID TERRACED HOUSE
  - A FANTASTIC BUY
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## Full Description

### PROPERTY DESCRIPTION

A FABULOUS PROPERTY WITH THREE BEDROOMS IN THE HEART OF CONISBROUGH. This delightful home has been cherished by the current owners and decorated beautifully throughout. It briefly comprises of two reception rooms, kitchen, utility room, downstairs w/c, two first floor bedrooms, bathroom and a further large attic bedroom, providing the perfect first time buy or family accommodation. YOU WILL NOT BE DISAPPOINTED WHEN YOU SEE THIS FANTASTIC HOUSE.

### ENTRANCE PORCH

3' 3" x 3' 11" (1.01m x 1.21m) Side facing double glazed door leading to the entrance porch, front facing double glazed window, tiled flooring and an internal door leading to the living room.

### LIVING ROOM

12' 5" x 12' 9" (3.79m x 3.91m) BEAUTIFUL LIVING SPACE with front facing double glazed window overlooking the front garden, radiator, laminate flooring, internal door to the porch and dining area, coving to the ceiling, a feature fireplace with brick surround and a decorative log burner style gas fire.

### DINING ROOM

12' 9" x 15' 10" (3.90m x 4.83m) SPACIOUS FAMILY ENTERTAINING ROOM with rear facing double glazed window, radiator, stairs leading to the first floor landing, storage cupboard beneath the stairs, decorative beams to the ceiling, alarm system and an open arch leading to the kitchen.

### KITCHEN

9' 4" x 7' 9" (2.86m x 2.38m) FANTASTIC GALLEY STYLE KITCHEN with a side facing double glazed window, a range of fitted kitchen units at eye and base level, rolled top surfaces incorporating a single bowl sink with drainer, partially tiled splash



backs above the rolled top surfaces, tiled flooring, spotlights to the ceiling, space for a freestanding gas cooker/hob, extractor fan above and internal access door leading to the utility room.

### UTILITY ROOM

4' 2" x 8' 10" (1.28m x 2.71m) HANDY UTILITY ROOM with rear facing double glazed window, side facing double glazed frosted door to the garden, fitted base level unit with rolled top surface enclosing the boiler unit and providing plumbing for a washing machine, space for a fridge/freezer, partially tiled walls and tiled flooring, plus access to the downstairs w/c.



### WC

5' 2" x 2' 3" (1.60m x 0.71m) CONVENIENT with low flush w/c, tiled flooring, radiator and a rear facing double glazed frosted window.

### STAIRS

Leading from the dining room to the first floor landing.

### LANDING

Providing first floor access to bedroom 1, 3 and the bathroom, plus further stairs leading to the attic double bedroom 2.



### BEDROOM 1

10' 11" x 12' 5" (3.35m x 3.80m) SPACIOUS DOUBLE BEDROOM with front facing double glazed window, radiator, fitted sliding wardrobes, wood flooring and coving to the ceiling.

### BATHROOM

6' 5" x 7' 3" (1.98m x 2.21m) BEAUTIFULLY PRESENTED with rear facing double glazed frosted window, low flush w/c, wash hand basin, bath with retractable shower screen, shower unit mounted above the bath, tiled flooring, tiled walls and a mirrored storage cabinet mounted on the wall.



### BEDROOM 3

10' 4" x 5' 10" (3.15m x 1.80m) DECEPTIVELY SPACIOUS SINGLE with storage space beneath the stairs, rear facing double glazed window, wood flooring and a radiator.

### STAIRS

Leading to the attic double bedroom from the landing.

### BEDROOM 2 (ATTIC)

15' 1" x 12' 9" (4.60m x 3.90m) WHAT A SURPRISE with a very spacious bedroom in the attic space, benefitting from large storage cupboard space, further built in cupboard with hanging rail, radiator and a front facing double glazed window, overlooking the



playing field.

### FRONT GARDEN

A small front garden with walled frontage and decorative wrought iron style railings with front facing gate leading to the pathway.

### REAR GARDEN

Accessed from the utility room to the rear, with a small enclosed concrete space leading to the gravelled shared access road.

### GARAGE

Single garage accessed from the shared driveway, providing off street parking space and also benefitting from power supply.

### REAR EXTENDED GARDEN

SECRET GARDEN accessed via the gate to the side of the garage is a further garden space mainly laid to lawn, surrounding shrub beds, raised decking perfect for sitting out and a fence enclosure.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			70
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		38	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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