



**5 Mayflower Road,  
Warmsworth, Doncaster, DN4 9RE**

**Reduced to OiRo: £175,000 No Chain**

A generously proportioned, mature two bed roomed detached bungalow, situated within this desirable cul-de-sac location within the popular village of Warmsworth. The property is within a short walk of local shops and school and provides excellent transport links being close to the A1(M) motorway network.

Gas central heating and uPVC double glazed windows and a new roof covering have been installed.

The property occupies good sized established gardens to the front and in particular to the rear, with a driveway leading to the rear brick built garage. The property does have scope for further modernisation if required and an internal inspection is highly recommended.



## GROUND FLOOR

**Entrance Hall** with uPVC entrance door with opaque glass and matching side panel, built in cloaks cupboard, radiator, cornice ceiling mouldings, fitted delph rack, telephone point.



**Lounge/Dining Room** 15' 3" x 17' 11" (4.65m x 5.47m) (first measurement reducing to 11' 10") a twin aspect room with tiled fireplace with fitted gas fire, cornice ceiling mouldings, fitted delph rack, two radiators, built in glass fronted storage cabinet.



**Breakfast Kitchen** 11' 10" x 9' 4" (3.61m x 2.85m)

with stainless steel sink unit with base cupboard and drawer units with laminated worktops and wall mounted cupboard units, gas cooker point, part-tiled walls, radiator, walk-in larder cupboard.



**Rear Entrance Lobby** with built in cupboard housing the wall mounted gas central heating boiler, Georgian style glazed rear entrance door with opaque glass leads into conservatory.

**Conservatory** 8' 7" x 7' 10" (2.62m x 2.39m) with uPVC double glazed windows and rear door, plumbing for automatic washer.

**Front Bedroom 1** 12' 10" x 11' 4" (3.92m x 3.46m) with radiator, cornice ceiling mouldings.



**Side Bedroom 2** 9' 6" x 8' 0" (2.9m x 2.44m) (second measurement to the wardrobe front) with one wall lined with a range of built in wardrobes with hanging space and built in storage cupboard with fitted shelving, radiator, cornice ceiling mouldings.



**Bathroom** 9' 0" x 6' 6" (2.75m x 1.99m) with panel bath (hot and cold mixer tap with shower fitment) pedestal wash basin, low level wc, tiled walls, double radiator, two floor to ceiling built in storage cupboards, access to loft, uPVC double glazed window with opaque glass.



## OUTSIDE

### Gardens

The property occupies good sized established gardens. The front garden stands behind a brick boundary wall, laid to lawn with flower and shrub borders, the concrete driveway leads through a pair of metal gates leading to the rear garage. The larger rear garden is a particularly attractive feature overlooking Sheffield Road to the rear, is predominantly laid to lawn with flower and shrub borders, large concrete patio to the rear of the bungalow. External cold water tap.

### Garage

Rear brick built garage with up-and-over door.

**OFFER PROCEDURE:** To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

**IMPORTANT NOTE:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

**FREE VALUATIONS:** We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

**FIXTURES & FITTINGS:** Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

**MORTGAGE:** With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

**VIEWING:** By arrangement with Johnsons estate agents.

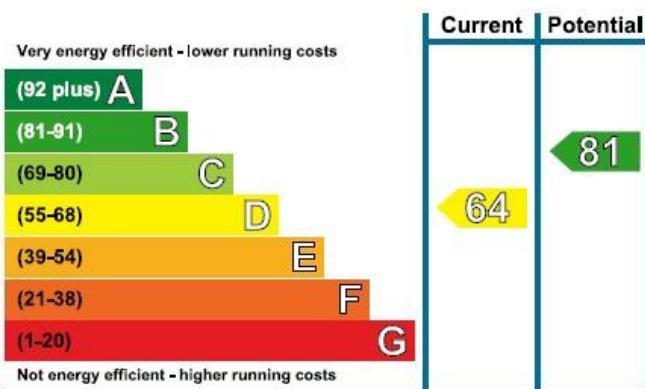
**COUNCIL TAX BAND:** For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

**REFERRAL FEES:** Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

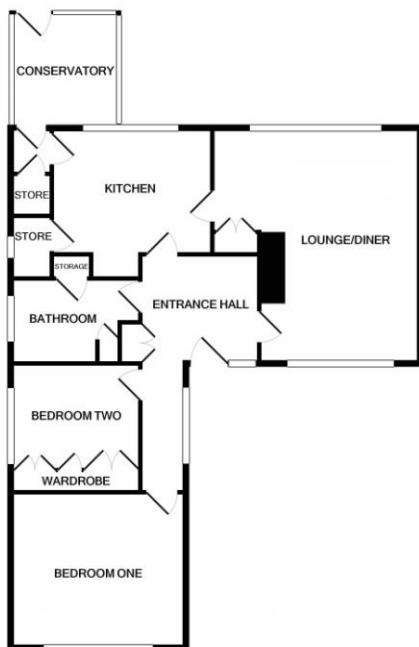
**DIRECTIONS:** The property occupies a pleasant cul-de-sac location and can be approached by travelling from Doncaster into Balby along Balby Road, which in turn leads into Warmsworth Road, travel beyond the A1(M) roundabout into Warmsworth along High Road, at the traffic lights turn right into Mill Lane and turn left into Mayflower Road. The property will be found on the left hand side.

### ENERGY PERFORMANCE

Energy Efficiency Rating: Current D 64; Potential B 81



A full copy of the EPC is available upon request.  
RA 23096 NH/DR 27/07/20



TOTAL APPROX. FLOOR AREA 78.7 SQ.M. (847 SQ.FT.) EXCLUDING GARAGE & CONSERVATORY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.

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