



Wood Lea, Owston Road, Carcroft, Doncaster, DN6 8DS

Reduced to OiRo: £220,000

A most desirable, spacious and very individual three bedroom detached bungalow being of attractive appearance.

The well appointed accommodation comprises entrance porch, reception hall, spacious lounge/diner, desirable modern kitchen, utility room, study, three double bedrooms (two with fitted wardrobes), en-suite shower room and family bathroom.

Gas central heating and double glazing are installed, whilst outside there is a gated driveway, garage, gym and gardens to the front and rear.

Viewing is highly recommended to fully appreciate the quality and individual accommodation.



GROUND FLOOR

Entrance Porch

With double glazed entrance door and door leading into the hall.

Hall

With fitted storage cupboard, radiator and door leading into kitchen.

Kitchen 11' 5" max. x 15' 8" (3.48m max. x 4.78)

Having a range of modern fitted units incorporating a single drainer sink, double oven, gas hob with extractor, dishwasher and fridge freezer. There is a rear facing double glazed window and opening leading through to the lounge/diner.

**Lounge/Diner** 24' 2" x 13' 10" max. (7.37m x 4.22m max)

Having a modern wall mounted electric fire, two radiators, two front facing double glazed bow windows, television point and coving.

**Utility Room** 5' 10" x 11' 2" (1.78m x 3.41m)

Having a fitted storage cupboard, work surface, plumbing for a washing machine, radiator, side facing double glazed windows and a double glazed rear entrance door.

**Bedroom 1** 15' 0" x 18' 5" max. (4.58m x 5.62m max)

With fitted wardrobes, radiator, television point, side facing double glazed window and double glazed French doors leading out to the rear garden.



En-Suite 6' 6" x 8' 9" (1.99m x 2.67m)

Having a corner shower cubicle with plumbed in shower, vanity wash basin, low flush WC, heated towel rail, double glazed window and tiled walls.

**Bedroom 2** 11' 8" x 9' 9" (3.56m x 2.98m)

With radiator and front facing double glazed window.

Bedroom 3 9' 0" x 11' 9" max. (2.75m x 3.59m max)

With radiator, fitted wardrobes and rear facing double glazed window.

**Bathroom** 5' 4" x 11' 8" (1.63m x 3.56m)

Having a suite comprising a panelled corner bath, low flush WC and vanity wash basin. There is a heated towel rail, double glazed window and full tiling.

**OUTSIDE****Garage** 12' 0" x 14' 0" (3.66m x 4.27m)

With up and over door, power and side entrance door.

Office 12' 0" x 7' 0" (3.66m x 2.14m)

/Gym. With double glazed entrance door, double glazed window and power.

**Gardens**

To the front there is a garden with flower/shrub borders and gated patterned concrete driveway providing off road parking and access to the garage. There is side gated access to the rear garden with lawn, patio, gazebo, shrub borders and mature tree.

Note: The line of the boundary fence to the side and rear of the garage/gym is currently under dispute with the neighbour.



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.

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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.

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VIEWING: By arrangement with Johnsons estate agents.

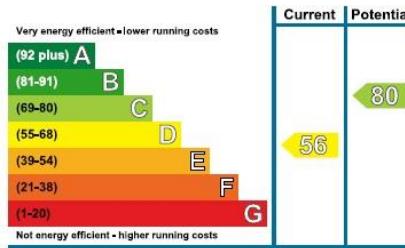
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ENERGY PERFORMANCE

Energy Efficiency Rating: D 56 (80)



A full copy of the EPC is available upon request.
RA 23019 RJ 20/12/19

