



53 STATION ROAD DONCASTER, DN10 4JH

£180,000
FREEHOLD

****GUIDE PRICE £180,000-£200,000****

Situated in the picturesque village of Walkeringham, this spacious three-bedroom semi-detached home offers a perfect blend of countryside charm and family-friendly living. Enjoy breathtaking paddock views to the front and uninterrupted field views to the rear.

This well-presented property provides ample living space both inside and out, making it a fantastic opportunity for families, couples, or anyone looking to enjoy village life in a beautiful rural setting.

In brief, the accommodation comprises; Welcoming entrance hall, Comfortable living room featuring a beautiful log burner, perfect for cosy evenings, Generous kitchen and dining room, also with a log burner, ideal for family gatherings or entertaining, Practical utility room and ground floor WC. To the first floor are: Three well-sized bedrooms and a modern family bathroom suite. Externally, the property boasts an extensive driveway providing ample off-road parking, along with a private rear garden, perfect for outdoor living and enjoying the scenic surroundings.

Kendra
Jacob

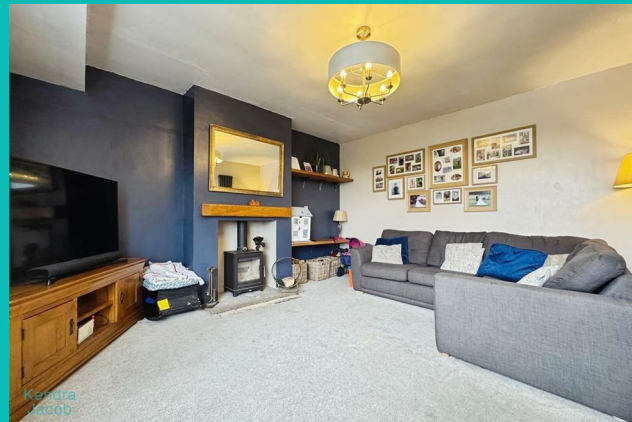
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53 STATION ROAD

- SEMI-DETACHED • THREE BEDROOMS • NEWLY FITTED GUTTERING & SOFITS • NEWLY FITTED WINDOWS & FRONT DOOR • NEWLY LAID DRIVEWAY • OPEN VIEWS TO THE FRONT AND REAR • FANTASTIC POTENTIAL TO EXTEND • VILLAGE LOCATION • TWO LOG BURNERS FITTED TO THE PROPERTY • EXTENSIVE REAR GARDEN



ENTRANCE HALL

With a front facing composite door, central heating radiator, a side facing obscure window, understairs storage area and stairs leading to the first floor accommodation.

LIVING ROOM

With a front facing double glazed window, TV point, power points, central heating radiator and the main focal point of the room is a log burner with Oak beam above.

KITCHEN

With a range of wall and base units, work surface incorporating stainless steel sink and drainer, space for a cooker, power points, central heating radiator, storage cupboard, a side facing double glazed window and access into the dining area.

DINING ROOM

With a rear facing double glazed window, power points and a log burner with Oak beam above.

UTILITY ROOM

With wall and base units, plumbing for a washing machine, plumbing for dishwasher, a side facing double glazed window and a door giving access to the rear.

DOWNSTAIRS WC

With a low flush w/c.

FIRST FLOOR-LANDING

With a side facing double glazed window and loft access.

BEDROOM ONE

With a front facing double glazed window overlooking a beautiful Paddock. Power points and a central heating

radiator.

BEDROOM TWO

With a rear facing double glazed window, power points, central heating radiator and built in storage cupboards.

BEDROOM THREE

With a front facing double glazed window overlooking a beautiful Paddock. Power points and a central heating radiator.

BATHROOM

A panelled bath with shower over, wash hand vanity unit, low flush w/c, towel radiator, wall mounted LED mirror and a rear facing double glazed obscure window.

EXTERNAL

To the outside of the property is an extensive driveway and rear garden offering mainly laid to lawn. This property is surrounded by open views, giving that countryside living.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

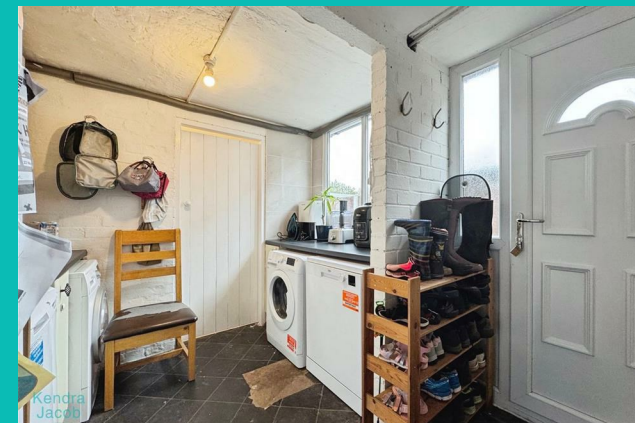
Viewings – By Appointment Only

Floor Area – 1044.30 sq ft

Tenure – Freehold



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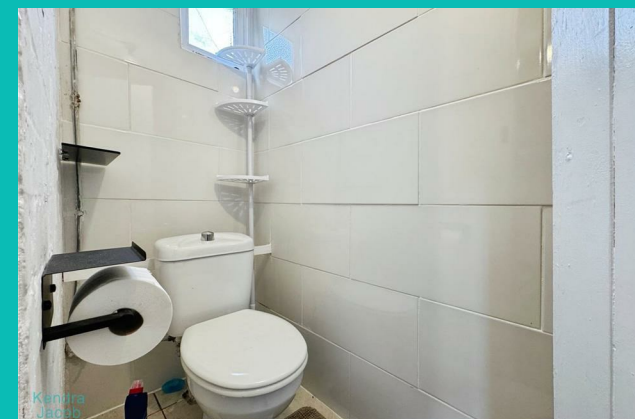
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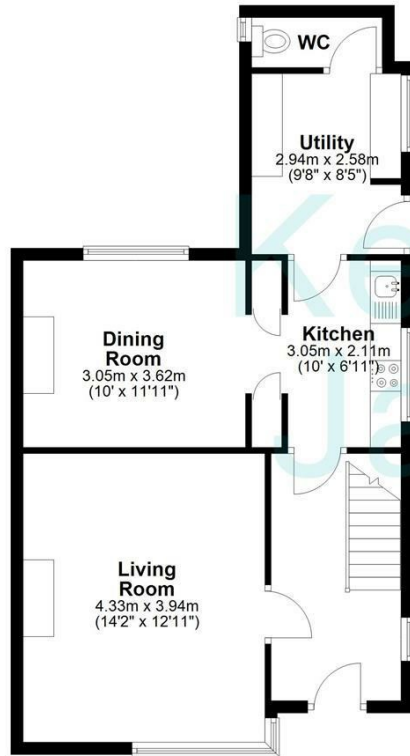
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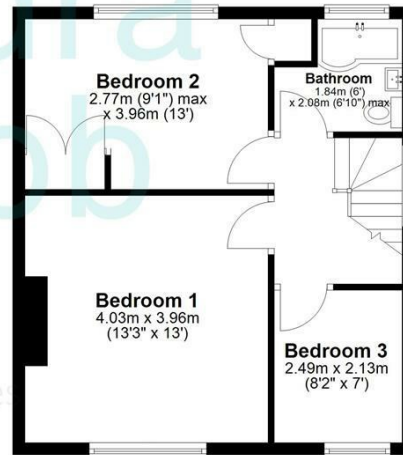
Ground Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 97.0 sq. metres (1044.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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