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## Cantley Lane, Doncaster

£357,000

Set on a generous plot in a prime residential location, this gorgeous three double bedroom, double-fronted dormer bungalow offers a surprising sense of tranquility, particularly to the rear, where a large private garden creates a calm and secluded retreat. Despite its convenient position, access is effortless, with extensive parking for up to four vehicles, additional space for a caravan or motorhome, and a detached garage - making this an ideal home for those seeking peace, privacy and practicality in equal measure. Contact 3Keys Property for details 01302867888.

- NO ONWARD CHAIN - OFFERED IN IMMACULATE ORDER THROUGHOUT
- 2 FURTHER RECEPTION ROOMS - ONE OF WHICH OVER LOOKS THE GARDEN
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR LUXURY BATHROOM
- LARGE REAR GARDEN NOT OVERLOOKED
- OFFERES EASY ACCESS TO MOTORWAY NETWORKS
- OPEN PLAN KITCHEN/DINING ROOM
- 3 DOUBLE BEDROOM DORMER BUNGALOW
- DETACHED GARAGE AND PARKING FOR MULTIPLE CARS/MOTORHOME
- CLOSE TO SCHOOLS AND LOCAL AMENITIES

## PROPERTY DESCRIPTION

Gorgeous 3-bedroom double-fronted dormer bungalow

Large private rear garden • tranquil setting • parking for up to 4 cars + garage • contemporary interiors • two bathrooms • prime residential location

This beautifully presented three-bedroom double-fronted dormer bungalow offers exceptional space, charm and contemporary comfort. Set on a generous 680m<sup>2</sup> plot on one of Doncaster's most popular residential roads, the property combines convenience with surprising tranquility. Although positioned on a main road, access is very easy, and once inside the home, particularly to the rear, the sense of privacy and calm is immediate. The standout feature is the large private rear garden and extensive parking, including space for multiple vehicles, a caravan or motorhome.

Inside, the property is immaculate throughout, featuring PVC double glazing, gas radiator central heating, modern décor, two generous bathrooms and well-proportioned living spaces. With a stunning rear-facing garden room, three double bedrooms and stylish finishes throughout, this home is ideal for buyers seeking space, comfort and a peaceful plot.

### Accommodation

#### Entrance porch

A timber entrance door set within a decorative brick arch leads into a charming tiled porch. It has a ceiling light, neutral décor and a glazed inner door opening into the main hall.

#### Entrance hall

A wide, impressive hallway finished with tiled flooring and oak-effect internal doors. There is a central heating radiator, picture rail, decorative cornice and a central ceiling light. The hall provides access to all principal ground floor rooms.

### Reception rooms

#### Lounge

A bright and elegant front-facing reception room featuring a deep PVC double-glazed bay window. The room includes a feature fireplace with inset gas fire, neutral wall décor, coving to the ceiling, a central ceiling light and a central heating radiator. Soft carpeted flooring adds warmth and comfort.

#### Dining area

A generous dining space with tiled flooring that flows through from the hall. A PVC double-glazed side window provides natural light, and there is a double panel radiator and central ceiling light. The room opens directly into the kitchen, creating a sociable and practical layout.

#### Kitchen

A well-planned kitchen fitted with a range of high and low-level units finished with modern door fronts and roll-edge worktops. The décor is neutral and contemporary. Features include a 1½ bowl resin sink with mixer tap, integrated four-ring gas hob with extractor, integrated double oven, under-cabinet lighting and pelmet lighting. Two PVC double-glazed windows and a timber double-glazed door offer excellent natural light and access to the patio. Tiled flooring continues throughout, and a wall-mounted gas boiler is concealed within a cabinet. Plumbing and space for a washing machine.

#### Garden room / second sitting room

One of the property's most impressive spaces. This rear-facing room is filled with natural light from bi-fold doors opening onto the garden, as well as three additional PVC double-glazed windows. It features a multi-fuel burner set on a slate hearth, coving to the ceiling, a central ceiling light, a radiator and soft, neutral décor. A perfect year-round living area overlooking the tranquil rear garden.

### Bedrooms and bathrooms

#### Bedroom 1

A spacious front-facing double bedroom with a PVC double-glazed bay window, period-style feature fireplace with tiled hearth, radiator, central ceiling light, coving, and soft carpeted flooring.

#### Bedroom 2

A generously sized double bedroom overlooking the rear garden through a PVC double-glazed window. Decorated in neutral tones with a central ceiling light, radiator, picture rail and carpeted flooring.

#### Ground floor shower room

A beautifully modern shower room with a walk-in rainfall shower, feature tiling, fitted vanity furniture with inset basin and low-flush WC. Includes modern vinyl flooring, a heated radiator, an illuminated mirror cabinet and a PVC double-glazed window for ventilation and light.

#### First floor

#### Bedroom 3 / landing area

The former ground-floor third bedroom has been creatively reconfigured to provide access to the first floor. It includes a PVC double-glazed window, built-in understairs storage, a central heating radiator and a stainless-steel banister rail leading to the upper level. Neutral décor and carpeted flooring complete the space.

#### First-floor double bedroom

A spacious rear-facing double bedroom with soft flooring, a central heating radiator, a PVC double-glazed window with pleasant views over the garden, and neutral décor.

#### Luxury first-floor bathroom

A superb, spacious bathroom featuring a contemporary freestanding bath with upstand tap and handheld rinse shower, fitted vanity furniture with inset basin and WC, coordinating storage cupboards, modern vinyl flooring, a central ceiling light, radiator and PVC double-glazed window.

### Outside

#### Front

An attractive front garden laid with decorative stone, set back from the road. The long driveway provides very easy access and continues along the side of the property, leading to extensive parking.

#### Parking

Parking is a major feature of this home, with space for up to four cars on the drive plus additional hardstanding at the rear for a caravan, motorhome or turning space. A detached sectional garage sits at the end of the drive and includes power, lighting and an up-and-over door.

#### Rear garden

A large, private and beautiful maintained rear garden, not directly overlooked and offering a tranquil setting. Predominantly lawned with a wide paved patio running along the rear elevation, perfect for outdoor entertaining. Mature shrubs, shaped borders and established trees add depth and interest to the space. The overall feel is calm, secluded and ideal for families or anyone who values outdoor space.



Cantley Lane offers excellent access to Doncaster town centre, Lakeside retail and leisure and major motorway connections including the M18 and A1.

A wonderful opportunity to purchase a spacious, stylish and exceptionally tranquil dormer bungalow with a superb private garden and outstanding parking.

### PORCH

### ENTRANCE HALL

### LOUNGE

4.06m x 4.08m (13' 4" x 13' 5")

### BEDROOM 1

3.76m x 4.58m (12' 4" x 15' 0") MAXIMUM MEASUREMENT

### BEDROOM 2

3.13m x 4.09m (10' 3" x 13' 5")

### SHOWER ROOM

1.47m x 2.67m (4' 10" x 8' 9")

### KITCHEN/DINER

1.78m x 7.55m (5' 10" x 24' 9") MAXIMUM MEASUREMENT

### GARDEN ROOM

4.22m x 4.25m (13' 10" x 13' 11")

### FIRST FLOOR LANDING

### BEDROOM 3

3.36m x 4.61m (11' 0" x 15' 1") MAXIMUM MEASUREMENT

### BATHROOM

3.53m x 3.66m (11' 7" x 12' 0")

### ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – D

Tenure – Freehold

Parking – Driveway for multiple cars and detached garage.

Boiler – Combi boiler

### Property Disclaimer

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

### Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR  
1206 sq. ft. (112.0 sq. m.) approx.

1ST FLOOR  
371 sq. ft. (34.5 sq. m.) approx.



TOTAL FLOOR AREA: 1577 sq. ft. (146.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual dimensions should be used for all purposes and are not to be relied upon for any legal, contractual or other purposes. The plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Made with MetreX CAD.