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Baulk Lane, Doncaster

£195,000

GENEROUS PLOT | CONSERVATORY | GARAGE & AMPLE PARKING | PLANNING SUBMITTED TO EXTEND A well presented three-bedroom semi-detached family home set on a generous plot in a popular residential area of Harworth. Offering spacious accommodation including two reception areas, contemporary kitchen and bathroom, large glass conservatory, utility and ground floor WC, along with a detached garage and ample off-road parking. The current vendors have submitted plans to extend (Ref: 25/01223/CTP – Bassetlaw Council), offering exciting further potential. Contact 3Keys Property on 01302 867888 to arrange your viewing.

- WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME
- FRONT ASPECT LOUNGE WITH MULTI FUEL WOOD BURNER
- LARGE GLASS CONSERVATORY
- 3 GOOD SIZE BEDROOMS
- DETACHED GARAGE & DRIVEWAY FOR PARKING UP TO 4 CARS

- GENEROUS PLOT SIZE
- KITCHEN WITH UTILITY & GROUND FLOOR WC
- OPEN PLAN DINING ROOM
- FAMILY BATHROOM WITH SHOWER OVER BATH
- LARGE REAR GARDEN WITH PATIO AREA & SUMMER HOUSE

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this well presented three-bedroom semi-detached family home, occupying a generous sized plot within an established residential area of Harworth.

Offering spacious and well-appointed accommodation throughout, this property benefits from a large rear garden, detached garage, substantial off-road parking, contemporary kitchen and bathroom, large glass conservatory, utility room and ground floor WC. Ideal for families, this home combines practicality, comfort and excellent outdoor space.

Ground Floor Accommodation

The property is accessed via a double glazed entrance door leading into a welcoming entrance hall, complete with staircase giving access to the first floor, concealed radiator and side aspect double glazed window allowing natural light to brighten the space.

The bay-fronted living room is a generous and inviting reception room, featuring a square double glazed bay window to the front elevation. A multi-fuel wood burner with Portuguese sandstone surround and hearth creates an attractive focal point, complemented by laminate flooring and radiator. The room flows openly through to the dining room, enhancing the sense of space across the ground floor.

The dining room offers ample space for a family dining table and benefits from laminate flooring, radiator and sliding double glazed patio doors opening directly into the conservatory.

The large conservatory is a superb additional reception space, enjoying extensive glazing, radiator and French doors onto the garden. This bright and versatile room provides the perfect setting for relaxing, entertaining or enjoying views over the rear garden all year round. Currently used as a gym and play room.

The contemporary fitted kitchen is well equipped with stainless steel single drainer sink unit with surrounding work surfaces and tiled splash backs. There is a range of wall and floor units, integrated electric oven, four ring electric hob with extractor fan and plumbing for a dishwasher. Finished with wood effect laminate flooring and radiator, the kitchen also benefits from a useful understairs storage cupboard with light and double glazed window to the side elevation.

To the rear of the property, the utility room provides additional base units contrasting work surfaces and tiled splash backs, space for a tall fridge freezer and plumbing for washing machine. Finished with tiled flooring, spotlighting, rear aspect double glazed window and external door to garden.

The ground floor WC, accessed from the utility, is fitted with WC and hand basin, tiled floor and spot light - a practical addition for busy family life.

First Floor Accommodation

The landing benefits from a built-in cupboard with fitted shelving, laminate flooring, side aspect double glazed window and loft hatch providing access to the insulated roof space which is partially boarded.

The principal bedroom is positioned to the front elevation and features a double glazed window, radiator, laminate flooring and built-in wardrobe with hanging rail and shelving.

Bedroom two overlooks the rear garden and includes a double glazed window, radiator, laminate flooring and built-in wardrobe with hanging rail and additional storage cupboards above.

Bedroom three is situated to the front of the property and benefits from laminate flooring, radiator and double glazed window.

The family bathroom is fitted with a white three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. The room is finished with fully tiled walls, tiled floor, heated towel rail, inset spotlights and rear aspect double glazed window.

External

The property stands within a larger than average plot and is approached through wrought iron gates and a low-level brick wall to the front boundary. A substantial driveway provides off-street parking for several vehicles and leads to the detached sectional concrete garage, which benefits from PVC double doors, light, power and an inspection pit.

The front garden incorporates a grass lawn resin grid to allow additional parking with driveway.

A key feature of this home is the generous enclosed rear garden. Mainly laid to lawn, the garden also includes a paved patio area, decking with pergola, outside tap and external lighting. To the rear is a summer house providing an out door space to relax or entertain. Fully enclosed, it offers a high degree of privacy and security, making it ideal for families and outdoor entertaining.

Location

Harworth is a well-served village offering an excellent range of shopping, schooling and leisure amenities. The area benefits from a good selection of local shops including an Asda superstore, schooling for all ages and excellent sporting and recreational facilities.

Transport links are particularly strong, with the A1 accessible at nearby Blyth, mainline train stations at Retford and Doncaster providing services on the London to Edinburgh East Coast line, and excellent regional bus routes.

This spacious and well maintained family home offers generous accommodation, excellent outdoor space and practical features throughout.

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ENTRANCE HALL

LOUNGE/DINER

4.09m x 6.52m (13' 5" x 21' 5") MAXIMUM MEASUREMENT



KITCHEN

3.04m x 4.41m (10' 0" x 14' 6")

UTILITY ROOM

1.97m x 3.08m (6' 6" x 10' 1") MAXIMUM MEASUREMENT

WC

0.83m x 1.07m (2' 9" x 3' 6")

CONSERVATORY

2.90m x 5.15m (9' 6" x 16' 11")

FIRST FLOOR LANDING

BEDROOM 1

3.71m x 4.41m (12' 2" x 14' 6")

BEDROOM 2

3.29m x 4.42m (10' 10" x 14' 6") MAXIMUM MEASUREMENT

FAMILY BATHROOM

1.45m x 2.49m (4' 9" x 8' 2")

BEDROOM 3

2.16m x 2.91m (7' 1" x 9' 7")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

Parking - Driveway with parking for 4 cars and garage

Loft - Partially boarded and no fixed ladder

Boiler - Combi boiler, installed in 2016 approximately.

PLANNING - The current vendors have submitted plans to extend (Ref: 25/01223/CTP – Bassetlaw Council). They await a decision, we will provide an update once confirmed. Please view the plans online for full details, we have attached a copy of the proposed plan to the sales particulars.

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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is the drafter's proposal only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency over time.
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