



**6 Farm Grange, Doncaster, DN4 9SG**  
£300,000 Freehold

  
**MARTIN&CO**

## Farm Grange, Balby

3 Bedrooms, 2 Bathroom

£300,000

- Three Bedroom Detached Bungalow
- Sitting in generous grounds
- Quiet Cul-de-Sac Location
- Very popular location
- Close to good local amenities
- Close to good schools
- Close to excellent commuter links

A stunning three double bedroom detached bungalow, sitting in a large corner plot in a quiet Cul-de-sac location, which benefits from stunning views over the local Yorkshire Countryside. The property has had a recent renovation and now offers a stylish and spacious home with a wow factor. Briefly comprising of an entrance hall, lounge diner, breakfast kitchen, laundry room, master bedroom, two further double bedrooms, a shower room and a family

%epcGraph\_c\_1\_363%



bathroom.

Outside, the bungalow sits in a generous plot, which benefits from attractive views over the surrounding farmland. There is a large double garage and a driveway for off street parking.

The addition of outline planning permission for a detached bungalow to be erected in the garden makes this property a very interesting proposition

**LOUNGE 20' 3" x 12' 11" (6.19m x 3.95m)** A large and stylish living room to the rear of the property making the most of the views over the local Yorkshire countryside.

The solid oak wood flooring and a wood burning stove compliment the stylish room. The room opens into the dining area.

**DINING ROOM 8' 4" x 10' 2" (2.55m x 3.10m)** Flowing from the lounge the dual aspect dining area offers a light and bright space to enjoy family dining

**BREAKFAST KITCHEN 19' 4" x 9' 8" (5.91m x 2.96m)**

A contemporary breakfast kitchen with a range of high gloss wall and base units with complimentary black granite worktops. The addition of a two black and stainless steel built in ovens, a gas hob, extractor fan, an integrated fridge, freezer and dishwasher enhance the sleek and modern appearance. The addition of plinth lighting, Victorian radiator wood panelling and plenty of space for a dining table finish this room off perfectly

**LAUNDRY ROOM 7' 1" x 5' 9" (2.18m x 1.77m)**  
Additional space for your white goods.

**MASTER BEDROOM 16' 3" x 12' 11" (4.97m x 3.95m)**  
A generous master bedroom benefiting from dual aspect windows allowing plenty of natural light.

**BATHROOM 9' 3" x 9' 10" (2.84m x 3.00m)** A family bathroom with a wow factor With a modern slipper bath highlighted on a platform with plinth mood lighting WC, basin and large walk-in shower

**BEDROOM 2 11' 9" x 9' 10" (3.59m x 3.00m)** A good sized double bedroom

**SHOWER ROOM 3' 10" x 9' 8" (1.17m x 2.97m)** A stylish shower room with a large walk-in-shower, WC, basin and heated towel rail

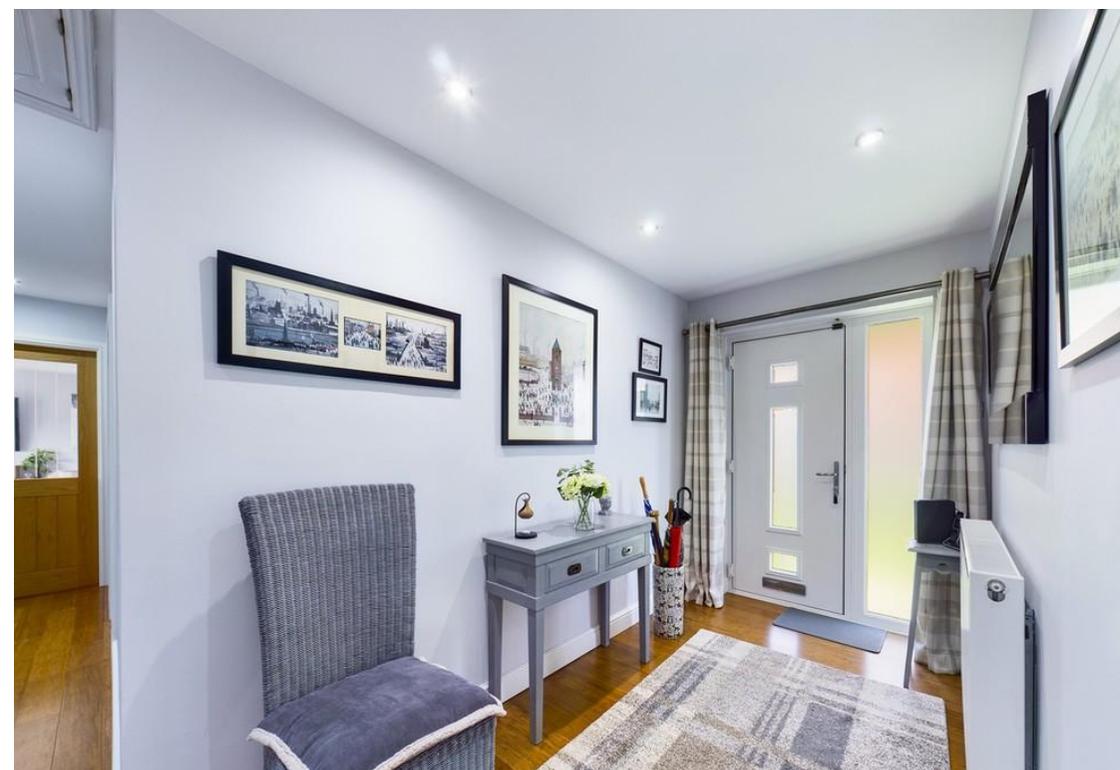
**BEDROOM 3 9' 5" x 9' 10" (2.89m x 3.00m)** A third double bedroom

**HALLWAY 5' 10" x 12' 11" (1.78m x 3.96m)** A generous entrance hall with bamboo flooring

**DOUBLE GARAGE 16' 3" x 23' 11" (4.97m x 7.30m)** A deceptively large double garage with plenty of space to park two cars and utilise the additional space for storage









Approximate total area<sup>(1)</sup>  
 1675.06 ft<sup>2</sup>  
 155.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR  
 T: 01302 343 494 • E: doncaster@martinco.com

# 01302 343 494

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

