



**25 Parklands Drive , Doncaster , DN11 0XN**  
Offers In Excess Of £350,000 Freehold

  
**MARTIN&CO**

## Parklands Drive , Rossington

4 Bedrooms, 2 Bathroom

Offers In Excess Of £350,000

- Chain Free
- Detached Four bedroom
- Deceptively large
- Corner plot
- Off road parking
- Garage conversion
- Private garden

Available CHAIN FREE: A deceptively spacious four bedroom detached property situated on a sizable plot with off road parking. Located in the popular area of Rossington. Briefly comprising of a porch way, entrance hallway, Living room, dining room, conservatory, kitchen/diner, utility room and wc and the ground floor. There is a master bedroom with ensuite, three further bedrooms and family bathroom on the first floor. The garage has been converted into two

%epcGraph\_c\_1\_363%



further multifunctional rooms.

To the front of the property is a driveway for ample parking and laid to lawn. The garden is private and has mature shrubs. The property is situated on a generous plot and has a lot to offer.

You will have easy access to excellent commuter links, schools and local amenities.

This property must be viewed to appreciate the space it has to offer, call now to arrange a viewing.

**LIVING ROOM 12' 0" x 18' 2"** (3.66m x 5.54m) A deceptively large living room with feature fireplace and French doors leading into the conservatory

**DINING ROOM 9' 8" x 11' 8"** (2.97m x 3.57m) A separate front facing dining room

**KITCHEN/DINER 15' 2" x 8' 8"** (4.64m x 2.65m) Kitchen diner with separate utility room. With a range of wall and base units, integrated dishwasher, oven, hob fridge, freezer. The utility room has plumbing for washing machine. There is ample storage and

breakfast bar.

**CONSERVATORY 11' 1" x 8' 10"** (3.39m x 2.71m) A good size conservatory accessible from the living room

**WC 6' 6" x 2' 11"** (2.00m x 0.90m) Ground floor wc

**GARAGE** The garage has been converted into two separate additional reception / games rooms currently accessible from the side of the property however there is plenty of scope to develop these rooms further

**MASTER BEDROOM 10' 11" x 14' 7"** (3.35m x 4.45m) A deceptively large master bedroom with fitted wardrobe and ensuite

**ENSUITE 5' 2" x 6' 0"** (1.59m x 1.84m) Ensuite to the master bedroom with white wc, pedestal sink and walk in shower

**BEDROOM 12' 0" x 11' 9"** (3.68m x 3.59m) Second double bedroom with fitted wardrobes

**BEDROOM 16' 3" x 8' 11"** (4.97m x 2.73m) Third double bedroom with fitted wardrobes

**BEDROOM 8' 10" x 9' 6"** (2.70m x 2.91m) Fourth bedroom

**BATHROOM 8' 11" x 6' 11"** (2.73m x 2.12m) Family bathroom with white three piece suite







---

## 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.

