



 3  
Bedrooms

 2  
Bathrooms





Louise Oliver Properties is pleased to bring to the market this beautifully presented three bedroom semi-detached town house, located to the rural village of Misterton, Doncaster. The property boasts immaculate presentation throughout, with recently updated decor, and new carpeting and flooring throughout. The property benefits a new gas central heating combi boiler, generous off road parking to the side aspect of the property, detached brick built single garage, and low maintenance gardens.

Louise Oliver Properties brings to the market a beautifully presented semi-detached town house, built over three floors, and presented to a high standard throughout. Situated in the desirable village location, of Misterton. The location benefits, good access to a range of transport networks, ideal for commutes within Lincolnshire and South Yorkshire. Local amenities include doctors' surgery, good local schools, retail, and food outlets.

The property boasts recent updated decor throughout to include, new flooring and carpets, with a new gas combination installed in 2019. A modern town house, the property offers spacious accommodation over three floors, with main living areas located to the ground floor and lounge and sleeping accommodation to the upper floors. Originally in use as the show home for this model, the property boasts generous off-road parking to the front aspect, with additional detached single garage.

Opening to a generous sized hallway space accommodating storage for coats and shoes, the ground floor offers modern open plan kitchen and diner, the kitchen is presented to a high standard, with soft palettes of cool grey flooring, and soft blush pink wall and base storage, the marble effect breakfast bar serves as a divider between the main kitchen and dining areas, elevating the feel of the open plan space. The kitchen exits to a spacious utility room, with ample storage and space for freestanding goods, and access to ground floor WC. On entering the first floor the space is divided between spacious front aspect lounge with twin uPVC detailed windows, and the second double bedroom. To the second floor the master bedroom with En-suite shower room is located, additional built in storage, three-piece family bathroom, and third bedroom offering spacious accommodation to single bed.

Externally the property offers low maintenance gardens to both aspects, with secure gated access to the rear.

To book a viewing at this property call: 01724 853 222

## **ENTRANCE**

Entrance to the front aspect opening to carpeted stairs to first floor, and open plan kitchen /diner, comprising of, wooden laminate flooring, radiator, composite front aspect glazed door, and light to ceiling.

## **DINER - 3.84m x 3.12m**

Open plan kitchen and dining space to the ground floor of the property, with large dining space to the front aspect boasting, wooden laminate flooring, front aspect uPVC window, built in storage, and light to ceiling.

## **KITCHEN - 3.30m x 2.31m**

The well presented, modern kitchen boasts, tasteful soft pink fronted wall and base storage units, with breakfast bar area dividing the kitchen and diner areas,

benefiting, built in oven and gas hob, one and a half stainless steel sink and drainer, tiled splash back surround to water sensitive areas, ample storage for freestanding under counter white goods, marble effect 'U' shaped worktops, rear aspect uPVC window, wooden laminate flooring, light to ceiling, and opening to the utility with access to ground floor WC.

#### **UTILTIY - 1.50m x 1.72m**

A spacious utility room with exits to the rear garden via wood composite door, boasting, wooden laminate flooring, radiator, wood fronted base storage, radiator, extractor unit, marble effect worktop, space for freestanding under counter white goods, light to ceiling, and opening to ground floor WC.

#### **WC - 1.70m x 1.72m**

A well-proportioned WC comprising of, pedestal hand basin, low flush cistern. wooden laminate flooring, tiled splash back to water sensitive areas, radiator, and light to ceiling.

#### **LOUNGE - 4.00m x 4.13m**

Situated to the first floor of the property boasting generous proportions, features, carpeted flooring, twin front aspect uPVC windows, radiator, and light to ceiling.

#### **BEDROOM ONE - 3.27m x 4.13m**

Master bedroom is situated to the second floor of the property, a double room comprising accessible En-suite shower room, carpeted flooring, twin front aspect uPVC windows, and light to ceiling.

#### **SHOWER ROOM - 2.09m x 1.68m**

Modern En-suite shower room benefiting master bedroom comprises, walk-in mains fed shower cubicle, pedestal hand basin, low flush cistern, vinyl flooring, radiator, automatic extractor unit, and light to ceiling.

#### **BEDROOM TWO - 3.08m x 2.82m**

Second double bedroom located to the first floor comprises, carpeted flooring, radiator, rear aspect uPVC window, and light to ceiling.

#### **BATHROOM - 1.70m x 1.43m**

Family bathroom located to the second floor comprises of, panel bath, pedestal hand basin, radiator, low flush cistern, vinyl flooring, extractor, and light to ceiling.

### **BEDROOM THREE - 2.71m x 1.43m**

Located to the second floor a comfortable large single bedroom comprising of, carpeted flooring, rear aspect uPVC window, radiator, and light to ceiling.

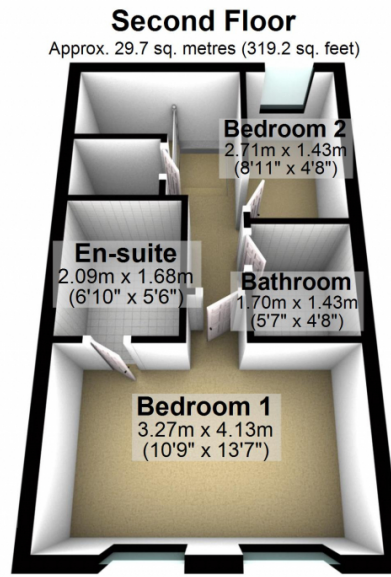
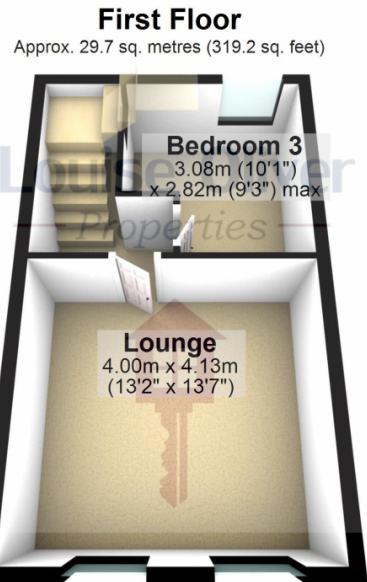
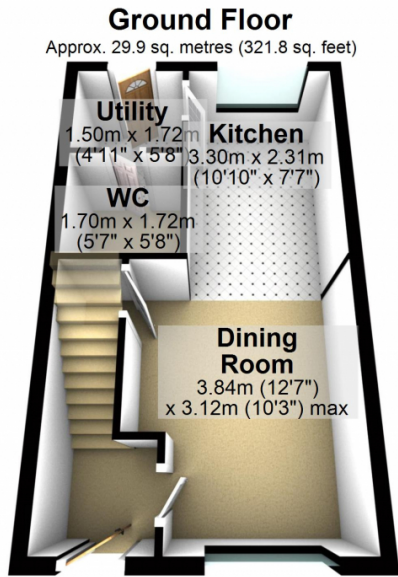
### **EXTERNAL**

Externally the property benefits from generous off-road parking and detached single garage to the front aspect, with well-presented laid to lawn, and paved path to entrance. Gated access is available to the rear garden comprising of, low maintenance laid to lawn, block paved patio, security lighting, and fenced perimeter.


### **DISCLAIMER**

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Total area: approx. 89.2 sq. metres (960.2 sq. feet)  
23 Bramley Way, Misterton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 23 Bramley Way, DN10

