



## West End Lane, Doncaster, South Yorkshire

Downstairs WC | 4 bedrooms one having an ensuite, one family bathroom | off road parking- garage space for parking or storage | spacious kitchen/diner | utility room and pantry

Asking Price: £240,000 - £250,000 (Guide Price)

**KWENERGISE**

# West End Lane, Doncaster, South Yorkshire

Are you looking for more space? Is your budget around £240,000 to £250,000? Then this is well worth viewing Here's a breakdown of the key features and highlights of the property:

## Location and Accessibility:

- Conveniently located with easy access to the Great Yorkshire Way and motorway networks, making commuting and travel convenient.
- The presence of a main line train station approximately 6 miles away adds to the accessibility for those who rely on public transportation.

## Property Layout:

- The welcoming hallway sets the tone for the property and provides a sense of warmth upon entry.
- The separate lounge offers a cosy space for relaxation and downtime.
- The open-plan kitchen diner is a spacious area for family gatherings and features a fabulous pantry for storage.
- A utility room and WC on the ground floor provide practicality and convenience.
- Double French doors in the dining area open up to the back garden, enhancing the indoor-outdoor flow.

## Bedroom Configuration:

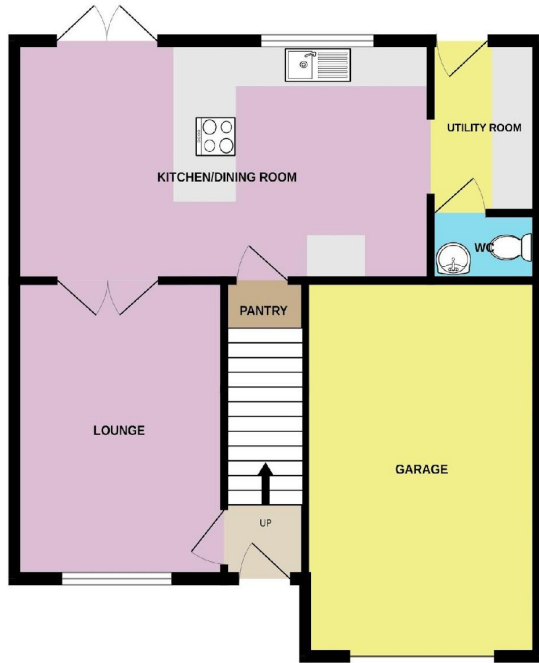
- Upstairs, the property boasts three large double bedrooms, providing ample space for family members or guests.
- The master bedroom includes an ensuite, offering privacy and convenience.
- In addition to the double bedrooms, there's a single room, which can serve as a home office, nursery, or guest room.
- A family bathroom on this floor with a bath and shower combination is a versatile and family-friendly choice

Overall, this property seems well-suited for a growing family looking for a spacious and comfortable home. The combination of the open-plan kitchen diner, the convenient location, and the presence of a garage and off-road parking make it an appealing option for potential buyers. However, as with any property, it's essential to book a viewing to appreciate the size of this home. contact Sue Wragg - Keller Williams

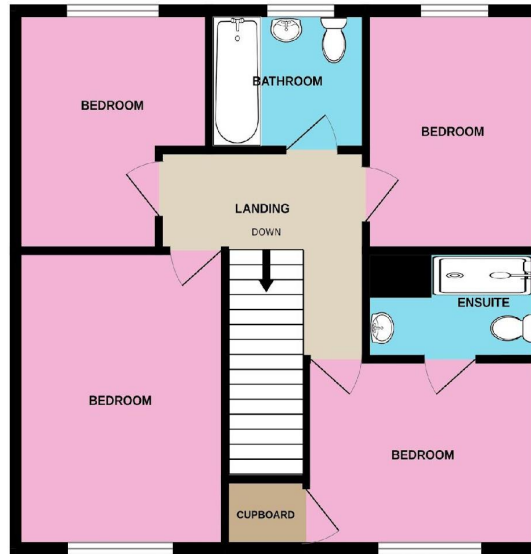




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</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	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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07973 333628



Lynton Warren, Littleworth Lane, Rossington, Doncaster, DN11 0HD

sue.wragg@kwuk.com