



**60 Laburnum Drive , Doncaster, DN3 3HE**  
£140,000 Freehold

  
**MARTIN&CO**

## Laburnum Drive , Armthorpe

3 Bedrooms, 1 Bathroom

£140,000

- Available chain free
- 3 bedroom semi-detached
- Very popular location
- Close to excellent transport links
- Close to good local amenities and schools
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This delightful home located in a quiet street presents an ideal opportunity for families seeking a blend of charm and potential. The location is highly convenient, just moments away from a kids play park and within walking distance to essential amenities including doctors, dentists, and schools. Transport is accessible with local bus routes close at hand and within easy access of the M18 Motorway. The property briefly comprises of a lounge, living room/diner

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and kitchen on the ground floor. Located on the first floor are two double bedrooms, a single bedroom, WC and separate bathroom.

Outside to the rear of the property is a generous family garden and to the front there is a lawned garden. Viewing is essential to appreciate the space and potential this home has to offer.

**LOUNGE** 14' 6" x 11' 1" (4.43m x 3.39m) A well proportioned second sitting room

**LIVING ROOM/DINER** 9' 8" x 17' 5" (2.95m x 5.32m) A multifunctional living dual aspect living room diner with feature fireplace and plenty of room for a family dining table

**KITCHEN** 8' 3" x 7' 10" (2.54m x 2.41m) With a range of cream high gloss wall and base units complemented with stone effect worktops. There is space for a free standing cooker and fridge freezer and plumbing for a washing machine

**BEDROOM** 9' 10" x 11' 0" (3.00m x 3.37m) A double bedroom

**BEDROOM** 13' 5" x 8' 7" (4.09m x 2.64m) A double bedroom

**BEDROOM** 9' 1" x 8' 7" (2.79m x 2.64m) A single bedroom

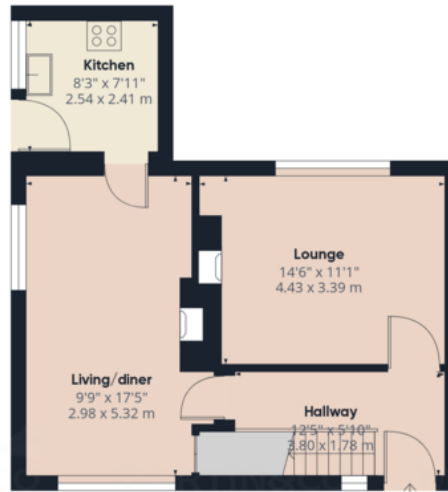
**WC** 4' 3" x 3' 0" (1.32m x 0.92m) A first floor WC

**BATHROOM** 6' 7" x 5' 10" (2.01m x 1.79m) With hand basin bath and over bath electric shower

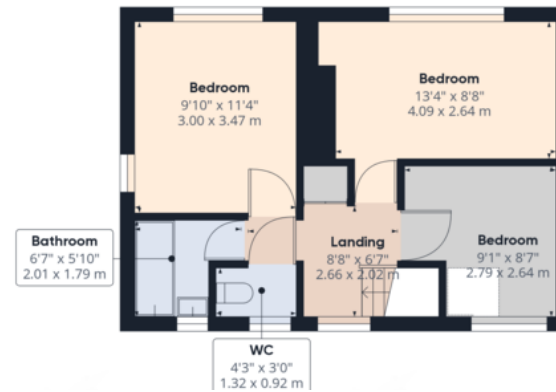








Ground Floor



Approximate total area<sup>18</sup>  
882.34 ft<sup>2</sup>  
81.97 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Doncaster

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