



**3 Lincoln Close , Doncaster, DN4 7GA**  
Offers In Excess Of £260,000 Freehold

  
**MARTIN&CO**

## Lincoln Close , Bessecar

3 Bedrooms, 2 Bathroom

Offers In Excess Of £260,000

- Detached House
- Three Bedrooms.
- Two bathrooms
- Good size rear garden
- Off Road Parking
- Detached Garage
- Perfect family home

Available chain free: a three bedroom detached home presented in turnkey condition, situated on the Warren Park new build estate in Bessacarr. The property is close to excellent commuter links and City Centre. This family home briefly comprising of a modern kitchen/diner, Living Room, separate utility room and WC on the ground floor. A master bedroom with en-suite, a double bedroom, a single bedroom and family bathroom on the first floor. You will also

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benefit from off road parking, a detached garage and good size rear garden. This property is perfect for any family and really does need to be viewed to appreciate the exceptional condition of the property. Viewings by appointment only

**KITCHEN/DINER 9' 2" x 18' 5" (2.79m x 5.61m)** With a range of light grey shaker style wall and base units complimented with grain effect worktops. Also benefits from integrated fridge/freezer, gas oven, hob and extractor fan. There is also plenty of room for a family dining table.

**UTILITY ROOM 6' 2" x 5' 1" (1.88m x 1.55m)** Leading from the kitchen, a useful utility room with plumbing for a Washing Machine.

**WC 2' 11" x 4' 8" (0.89m x 1.42m)** A WC situated on the ground floor.

**LIVING ROOM 10' 2" x 18' 4" (3.1m x 5.59m)** A spacious Living Room with patio doors leading to the

rear garden.

**BEDROOM 10' 6" x 18' 3" (3.2m x 5.56m)** A master bedroom with en-suite situated on the first floor.

**ENSUITE 3' 11" x 7' 3" (1.19m x 2.21m)** Leading from the master bedroom, a modern en-suite fitted with white piece suite and walk in shower.

**BEDROOM 8' 3" x 10' 7" (2.51m x 3.23m)** A double bedroom situated on the first floor.

**BEDROOM 9' 2" x 7' 6" (2.79m x 2.29m)** A single bedroom situated on the first floor.

**BATHROOM 7' 1" x 6' 2" (2.16m x 1.88m)** A modern fitted family bathroom situated on the first floor.

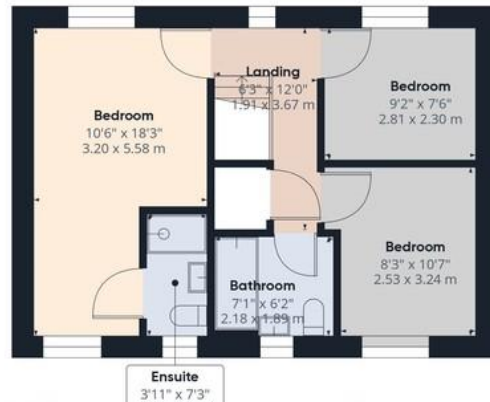








Ground Floor



Approximate total area

929.07 ft<sup>2</sup>  
86.31 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Doncaster

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