



Winholme, Doncaster, South Yorkshire

Guide Price £150,000-£160,000 | Chain Free | Driveway | Stunning balcony area off the rear bedroom

Asking Price: **£150,000 - £160,000 (Guide Price)**

KW PLUS
KELLERWILLIAMS

Winholme, Doncaster, South Yorkshire

DESCRIPTION

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Step it this delightful home ready to move into and make it your own.

1. Spacious Lounge Diner: Step into the bright and airy lounge diner, featuring an unusual window that floods the space with natural light. A modern fireplace adds a touch of elegance, creating a cozy ambiance perfect for relaxing or entertaining guests.

2. Beautiful Modern Kitchen: The heart of the home awaits in the stunning contemporary kitchen, equipped with a large gas hob and built-in electric cooker. With lovely decor and a convenient back door leading to the garden, this kitchen is both stylish and functional.

3. Contemporary Bathroom: Indulge in luxury in the beautifully renovated bathroom, featuring stunning tiles and a modern p-shaped bath with a shower. This sleek and stylish space offers the perfect retreat for relaxation and rejuvenation.

4. Low-Maintenance Rear Garden: Step outside to discover a private oasis in the low-maintenance rear garden, laid with a large patio and gravel. Perfect for outdoor dining and entertaining, this tranquil space also features a hot tub and store room, creating a private haven for relaxation.

5. Generous Bedrooms: Retreat to one of three generous bedrooms, each offering comfort and privacy. The rear bedroom boasts a delightful balcony overlooking the garden, providing the perfect spot to enjoy your morning coffee or unwind at the end of the day. Located in a sought-after area with easy access to amenities, schools, and transportation, this modern semi-detached home offers the perfect combination of convenience and luxury living.

Don't miss your chance to make this your dream home - schedule a viewing today!

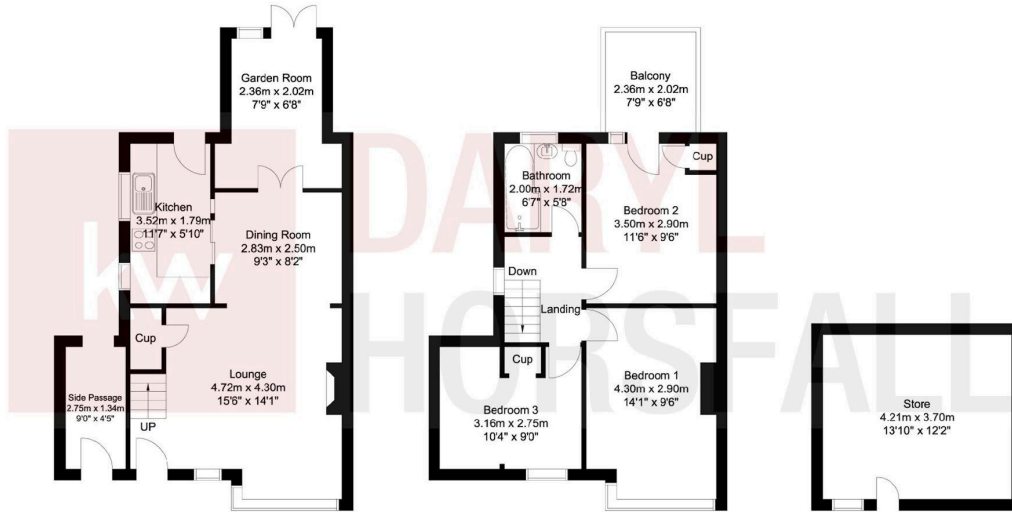




Ground Floor
45 sq m/484.37 sq ft
Approx.

First Floor
40 sq m/430.55 sq ft
Approx.

Outbuilding
16 sq m/172.22 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ metrage if quoted on this plan.. CP Property Services @2024

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) A			
(81-91) B			
(69-80) C			79
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
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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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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