

Plot 5, Spring Meadows, Sandtoft Doncaster DN8 5SZ

william h brown

welcome to

Spring Meadows, Sandtoft Doncaster

CALLING ALL FIRST TIME BUYERS! This beautifully crafted three bedroom semi detached home boasts bright and spacious accommodation, a high-quality finish throughout and a convenient location close to local amenities and motorway links!

Entrance Hall
Featuring a front facing composite door, a centrally heated radiator & a door leading to the cloakroom.

Cloakroom
Benfitting from a low flush w/c, wash hand basin, heated towel rail & tiled floor covering.

Lounge
The lounge comprises of a front facing double glazed window, a centrally heated radiator & rear facing double glazed patio doors leading on to the garden.

Kitchen
The kitchen comprises of a front facing double glazed window, wall & base units, quartz worktops, integrated appliances such as an oven & fridge/freezer, an electric hob, a stainless steel sink, spotlights, two centrally heated radiators, tiled floor covering & patio doors leading to the rear garden.

Landing
Featuring a centrally heated radiator & access to all bedrooms and family bathroom.

Master Bedroom
Comprising of a front facing double glazed window, a centrally heated radiator and a door leading to the en suite.

En Suite
Featuring a rear facing double glazed window, a walk in shower, low flush w/c, wash hand basin, heated towel rail & tiled floor covering.

Bedroom Two
Benfitting from a front facing double glazed window & a centrally heated radiator.

Bedroom Three
Benfitting from a rear facing double glazed window & a centrally heated radiator.

Family Bathroom
The bathroom comprises of a front facing double glazed window, bath with shower overhead, a low flush w/c, wash hand basin, part tiling to the walls, heated towel rail & tiled floor covering.

Outside & Exterior
To the side of the property there is a driveway for multiple cars & a detached garage. The rear of the property is full fenced with two patio areas.

Agents Notes
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Spring Meadows, Sandtoft Doncaster

- High Quality Finishes Throughout
- Off Street Parking & Garage
- Close To Local Amenities & Motorway Links
- Enclosed Rear Garden
- A Must View Property!

Tenure: Freehold EPC Rating: A

£220,000



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The Property Ombudsman

Property Ref:
THN105633 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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