

**FOR  
SALE**



**3 LAVENDER CLOSE**  
**CONISBROUGH**  
**DN12 2NY**

**OFFERS AROUND £210,000**

- Semi-detached House Bungalow
- G.C.H & Upvc D.G
- Kitchen
- Front & Rear Gardens
- Council Tax Band B
- Two Bedrooms
- Lounge
- Bathroom
- Detached Garage
- E.P.C Rating

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
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**Briefly comprising:****Entrance:**

Half glazed Upvc door with matching glazed side panel leads to:

**Entrance hallway:**

Single panelled central heating radiator. Ceiling coving:

**Lounge:**

17'2"max x 11'2"max (5.23mmax x 3.40mmax)

The focal point of this room is the mahogany fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire with brass trim and fender. Two single panelled central heating radiators. One triple power point. Three double power points. Ceiling coving. Ceiling rose. Square bay window.

**Lounge:****Lounge:**

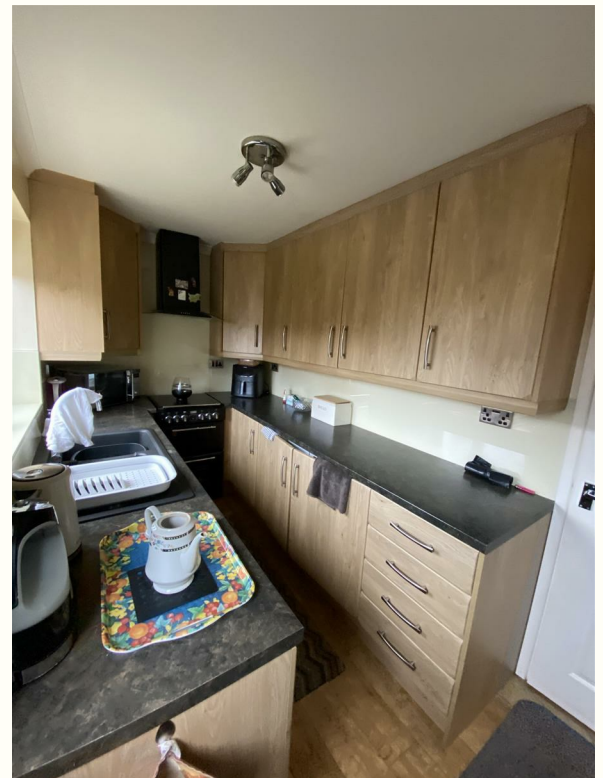
### Kitchen:

12'1" x 6'2" (3.68m x 1.88m )

Fitted with a range of wall and base units. 1.1/2 bowl acrylic sink unit with mixer tap. Glass splash backs. Free standing gas oven. Canopy extractor fan above with light. Integrated fridge & freezer. Plumbed for automatic washing machine. Modern chrome ladder style radiator. Four double power points. One single power point plus those concealed serving the electrical appliances. Concealed lighting. Laminate flooring. Upvc stable style door leading to the side of the property.



### Kitchen:



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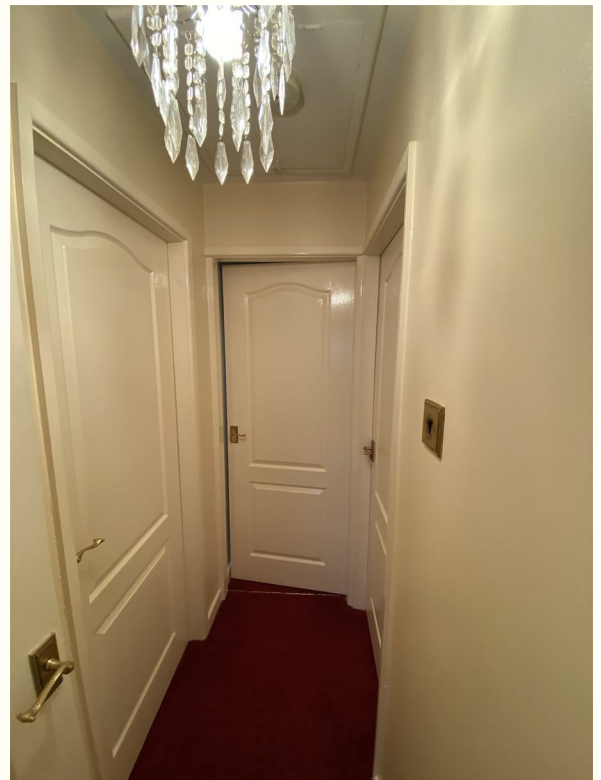


### Kitchen:



### Inner hallway:

Useful storage cupboard housing the combination boiler which serves both the gas central heating system and the domestic hot water supply. Loft hatch with ladder leading to the boarded out loft with light.



### Bedroom no.1 rear double:

11'7"min x 8'2"max (3.53mmin x 2.49mmax)

Fitted with a range of built-in robes with over bed storage and matching bedside cabinets. Single panelled central heating radiator. Two double power points.



**Bedroom no.1 rear double:**



**Bedroom no.1 rear double:**



**Bedroom no.2 rear:**

*7'5" x 7'2" exc robes (2.26m x 2.18m exc robes )*

Fitted with a range of high gloss built-in robes with hanging rail and shelving. Modern white ladder style radiator. One single power point. Upvc French doors leading to:



**Bedroom no.2 rear:**



**Conservatory:**

Three double power points. T.v aerial point. Laminate flooring. Upvc doors lead to the rear garden.



**Conservatory:**



**Conservatory:**



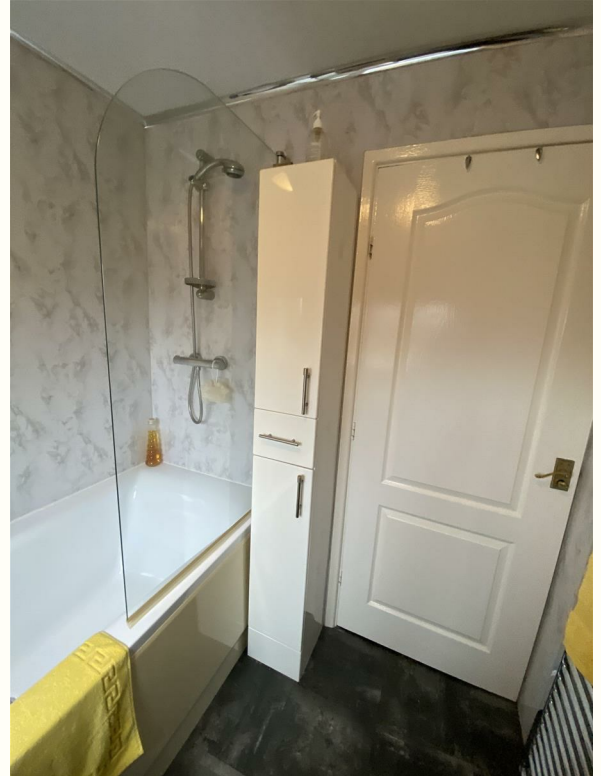
**Bathroom:**

Fitted with a white low level suite comprising: panelled bath with centre mixer tap, vanity wash-hand basin and concealed cistern low flush W.C. Electric shower over bath with glazed shower screen. Extractor fan. Modern chrome ladder style radiator/towel rail. Tiled sheeting to walls and Upvc tongue & grooved to ceiling. Tiled floor.





### Bathroom:



### Exterior:

The front of the property is open plan and laid to lawn. To the side of the property there is a concrete driveway which allows off-street parking and leads to the detached brick-built garage with apex roof and up-and-over door. The side garden is laid to lawn with a decked patio area and is bounded by timber fencing.



### Exterior:





Exterior:



Exterior:



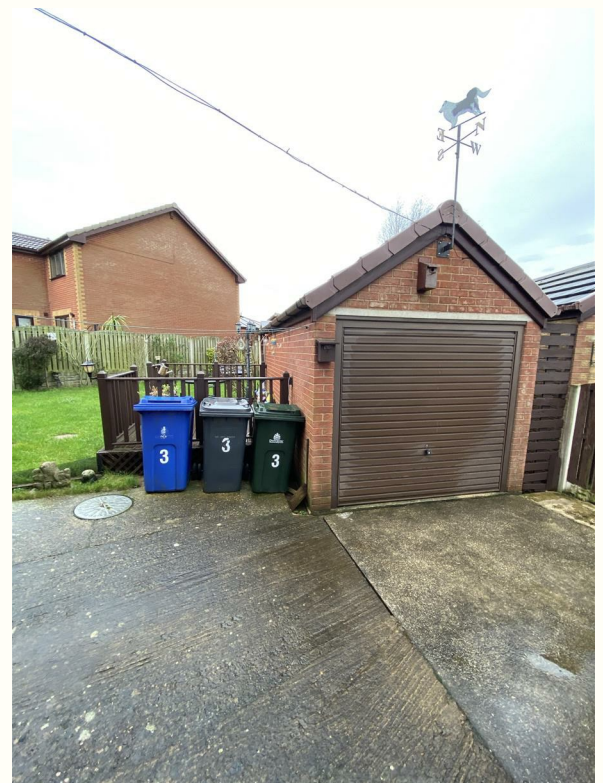
Exterior:



**Exterior:**



**Exterior:**



**Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

**Services:**

Mains gas, electricity, water and drains are all connected to the property.

**Council Tax Band:**

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band B

**Measuring policy:**

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

**Viewing:**

Please contact Agent.

### Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.


### Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

### Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	