



## 21 Windmill Balk Lane, Woodlands , Doncaster, DN6 7SB

Windmill Balk Lane in the area of Woodlands, Doncaster. Inside, you will find two spacious reception rooms that provide ample space for relaxation. The three well-proportioned bedrooms offer a peaceful retreat for family members or guests, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is the generously sized front and back gardens, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The driveway allows for parking, ensuring that you have easy access to your home.

This property is offered with no chain, making the buying process straightforward and hassle-free. Its prime location means you are just a stone's throw away from local amenities and schools.

In summary, this three-bedroom semi-detached house on Windmill Balk Lane is a wonderful opportunity for those seeking a comfortable and well-located home in Doncaster. With its spacious living areas, lovely gardens, and proximity to essential services, it is sure to appeal to a wide range of buyers.

Offers over £150,000

# 21 Windmill Balk Lane, Woodlands , Doncaster, DN6 7SB



- THREE BEDROOM SEMI DETACHED PROPERTY
- NO ONWARD CHAIN
- A MUST SEE PROPERTY
- OWNED SOLAR PANELS & BOARDED LOFT
- VERY GENEROUS GARDEN SIZE TO FRONT AND BACK
- EXCELLENT TRANSPORT LINKS
- COUNCIL TAX BAND B
- DETACHED GARAGE FOR EXTRA STORAGE
- CLOSE TO LOCAL AMENITIES
- EPC D

## LOUNGE AREA

11'9" x 11'6" (3.59 x 3.52)

## DETACHED GARAGE

## DINING ROOM

10'2" x 12'7" (3.10 x 3.85)

## KITCHEN

7'9" x 12'5" (2.38 x 3.79)

## MASTER BEDROOM

12'0" x 12'4" (3.67 x 3.76)

## BEDROOM TWO

12'0" x 11'8" (3.67 x 3.56)

## BEDROOM THREE

6'3" x 6'7" (1.92 x 2.03)

## BATHROOM

6'1" x 5'10" (1.86 x 1.79)

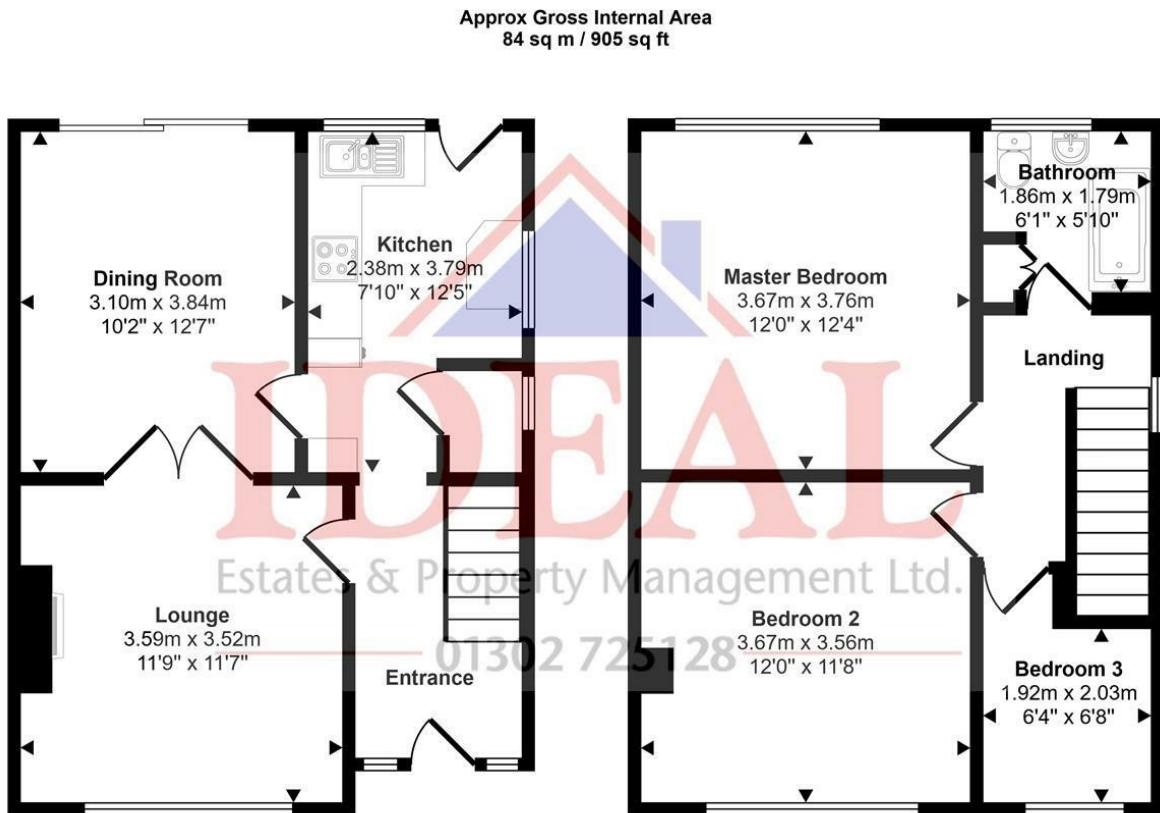


## Directions

Woodlands is a model village 4 miles (6 km) northwest of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster. Woodlands schools are Woodlands Infants School, and Woodlands Junior School, which are now known as Woodlands Primary School. There's also Adwick infant and Adwick primary school, and St Joseph & St Teresa's school which is an infant and primary catholic school. Outwood Academy Adwick is the only secondary school in the area.



## Floor Plan



### Ground Floor

Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### First Floor

Approx 43 sq m / 462 sq ft

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	