



23 Dove Lane, Woodlands , Doncaster, DN6 7FR

An extremely immaculate and modern two-bedroom semi-detached property, beautifully presented throughout and ready to move straight into. Situated on the popular Skylarks Grange development, on the outskirts of Woodlands, this home is ideal for first-time buyers seeking style, comfort, and convenience.

The property boasts a cosy yet contemporary lounge featuring a stylish media wall, creating a perfect space to relax. The stunning modern kitchen is fitted with integrated appliances and offers a sleek, practical layout, complemented by a convenient downstairs W/C.

To the first floor, the master bedroom benefits from built-in wardrobes, while the second bedroom includes a useful storage cupboard, making excellent use of space. A modern family bathroom completes the upper level.

Externally, the home offers off-road parking and a spacious rear garden, ideal for outdoor entertaining or family use. Additional benefits include double-glazed windows, Council Tax Band A, and an impressive EPC rating of B, ensuring energy efficiency and low running costs.

Well located for motorway access and local amenities, this superb property truly represents an ideal starter home in a sought-after development.

£180,000

23 Dove Lane, Woodlands , Doncaster, DN6 7FR



- Extremely immaculate, modern two-bedroom semi-detached home
- Cosy lounge featuring a stylish media wall
- Family bathroom to the first floor plus convenient downstairs W/C
- Excellent motorway access, double glazing, EPC rating B, Council Tax Band A
- Located on the popular Skylarks Grange development, outskirts of Woodlands
- Master bedroom with built-in wardrobes
- Spacious rear garden and off-road parking
- Stunning fitted kitchen with integrated appliances
- Second bedroom with useful storage cupboard
- Ready-to-move-into property ideal for first-time buyers

Entrance

3'5" x 3'6" (1.05 x 1.08)

Kitchen/Diner

9'7" x 11'3" (2.93 x 3.45)

Lounge

12'2" x 11'8" (3.71 x 3.57)

Downstairs W/C

2'7" x 5'1" (0.79 x 1.55)

Master bedroom

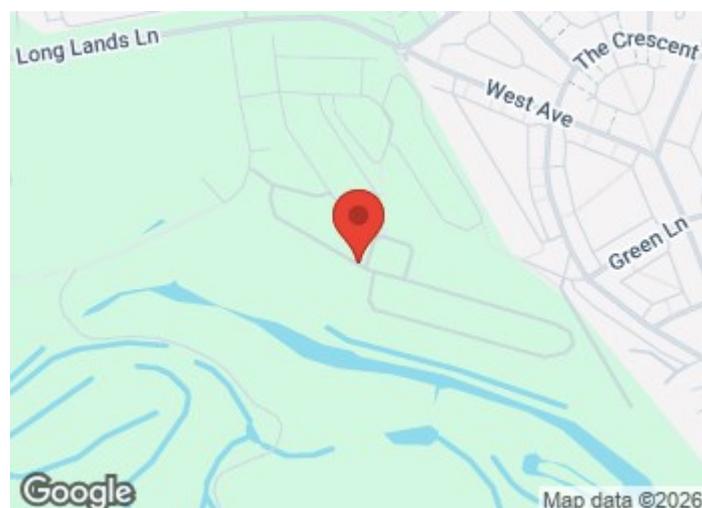
12'7" x 8'5" (3.86 x 2.58)

Bedroom 2

12'8" x 8'0" (3.88 x 2.44)

Bathroom

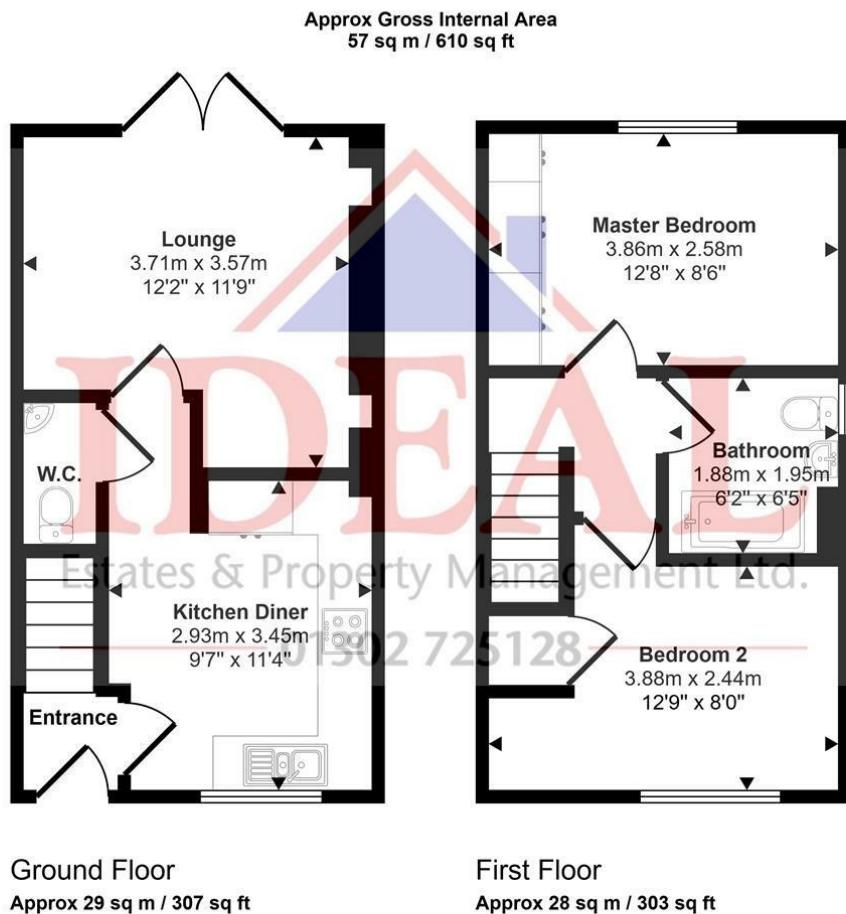
6'2" x 6'4" (1.88 x 1.95)



Directions



Floor Plan



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.

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	97	
(81-91) B	83	
(69-80) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	