



## 53 Brecks Lane, Kirk Sandall , Doncaster, DN3 1NH

Nestled in the desirable area of Brecks Lane, Kirk Sandall, Doncaster, this charming end-terrace house offers a wonderful opportunity for families seeking a spacious and comfortable home. Built between the 1930s and 1950s, the property boasts a generous corner plot, providing ample outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs.

Upon entering, you are greeted by a welcoming hallway that leads to a deceptively spacious lounge and dining room, featuring a delightful bay window that fills the space with natural light. This area is perfect for family gatherings or entertaining friends. The fitted kitchen is well-equipped with a wide range of units, making it a practical space for culinary adventures.

The property comprises Three bedrooms, including three good-sized rooms that can accommodate family members or guests comfortably. Additionally, there is a versatile study or occasional room, which can serve as a home office or a quiet retreat for reading and relaxation.

Convenience is key, as this home is within walking distance to local schools and amenities, ensuring that daily necessities are easily accessible. Furthermore, the property benefits from excellent transport links, with easy access to the motorway and public transport options to Doncaster town centre.

This delightful family home is a must-see, and viewing is highly recommended to fully appreciate the generous accommodation and the potential it offers. Don't miss the chance to make this lovely property your own.

**Guide price £190,000**

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- A spacious corner location in a sought after location
- A new boiler in 2022, new windows in 2022 & electrics in 2021
- Open plan lounge / dining room
- Council tax band A and EPC D
- Walking distance to all local amenities and schools,
- Loft and cavity wall insulation
- Spacious fitted kitchen
- Greendead solar panels for low energy bills
- Great sized family home, 3 double bedrooms and an occasional room
- Family bathroom & down stairs W/C

## Entrance hallway

12'2" x 6'4" (3.73 x 1.94)

## Down Stairs W/C

## Kitchen

19'1" x 8'11" (5.82 x 2.74)

## Lounge

11'8" x 13'5" (3.58m x 4.09)

## Dining room

11'11" x 12'5" (3.637 x 3.81)

## Landing

## Bedroom one

11'9" x 13'7" (3.6 x 4.15)

## Bedroom Two

12'2" x 10'3" (3.73 x 3.13)

## Bedroom Three

8'8" x 9'0" (2.65 x 2.76)

## Bedroom / Study

5'5" x 5'8" (1.66 x 1.75)

## Family Bathroom

9'2" x 8'7" (2.81 x 2.62)

## Outside space.



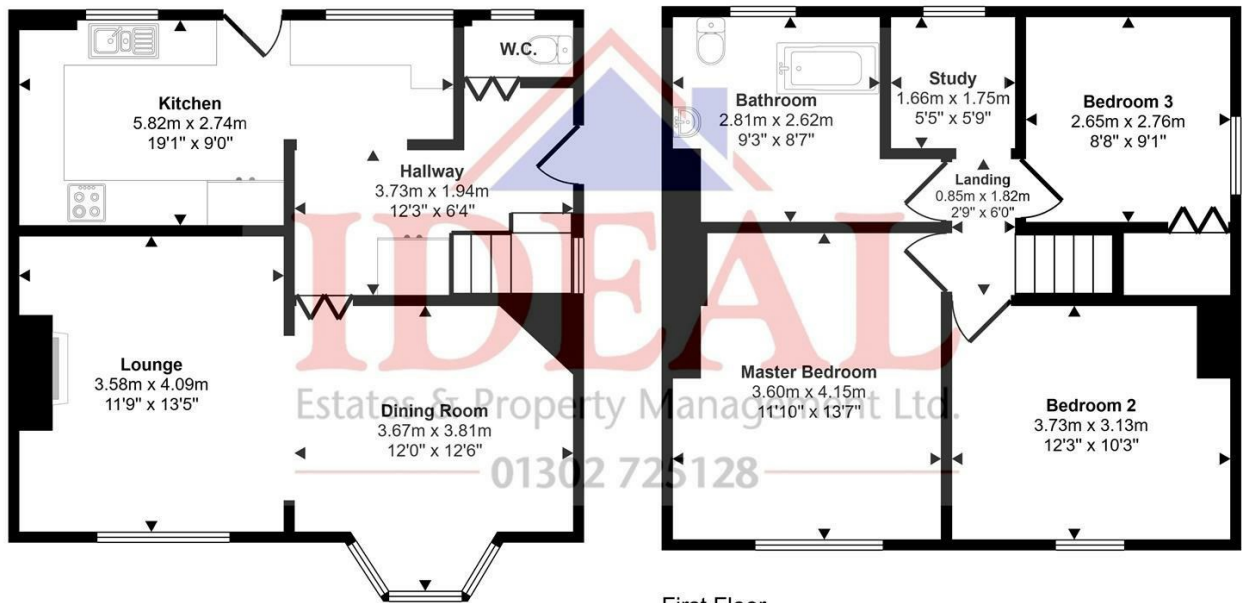
## Directions

Brecks lane is a street located in Doncaster, with a postcode of DN3 1NH. located within the Doncaster Travel To Work Area. NHS Services in this postcode are provided by the Doncaster Primary Care Trust. DN3 1NH is located within the Parsh / community of Barnby Dun with Kirk Sandall. Kirk Sandall is an outer suburb of Doncaster, located around 4 miles (6.4 km) north-east of the city centre, in the civil parish of Barnby Dun with Kirk Sandall, in the county of South Yorkshire, England. It is served by Kirk Sandall railway station.



# Floor Plan

Approx Gross Internal Area  
105 sq m / 1127 sq ft



Ground Floor  
Approx 53 sq m / 569 sq ft

First Floor  
Approx 52 sq m / 559 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.

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