



9 St. Laurence Court, Adwick-Le-Street , Doncaster, DN6 7FD

A Delightful 3-Bedroom Detached Family Home with Versatile Living Spaces and Excellent Amenities.

Nestled in a sought-after residential location, this spacious and well-presented three double bedroom detached home offers the ideal setting for family living. Boasting a thoughtful layout and well-proportioned rooms throughout, the property combines practicality with comfort, creating a welcoming environment perfect for modern lifestyles.

Upon entering the home, you are greeted by a generous hallway leading to three reception rooms, including a bright and airy lounge, a separate dining room ideal for entertaining, and a charming conservatory that overlooks the garden – providing a relaxing retreat with views of the outdoors all year round.

The fitted kitchen, located at the front of the property, is well-equipped with ample cupboard space and appliances. A convenient downstairs W/C adds to the practical features on the ground floor.

Upstairs, the property comprises three well-sized double bedrooms, offering comfortable accommodation for families of all sizes. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the home features a detached garage & off-street parking for two vehicles. The rear garden offers a secure space.

Conveniently located close to all local amenities, including shops, schools, parks, and public transport, this home is also ideally positioned for commuters, with easy and immediate access to the A1 and M18 motorways, ensuring swift travel to surrounding towns and cities.

Early viewing is highly recommended to appreciate the size, versatility, and overall appeal this lovely family home has to offer.

Offers in the region of £240,000

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- 3 DOUBLE BEDROOM DETACHED FAMILY HOME
- CONSERVATORY TO THE REAR FOR ADDED SPACE
- EN-SUITE TO MASTER BEDROOM
- COUNCIL TAX BAND C & EPC RATING C
- GROUND FLOOR W/C
- DRIVEWAY & GARAGE / OFF ROAD PARKING FOR 2 CARS
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- ENCLOSED REAR GARDEN WITH PATIO AREA
- EXTREMELY SPACIOUS LOUNGE/DINING AREA
- GREAT MOTORWAY LINKS TO A1/M18 & CLOSE TO ALL LOCAL AMENITIES

W/C

En-suite to master

Hallway

6'0" x 6'3" (1.84 x 1.92)

4'4" x 10'6" (1.34 x 3.22)

Bedroom 2

Kitchen

8'5" x 16'6" (2.59 x 5.04)

7'6" x 10'7" (2.29 x 3.23)

Bedroom 3

Lounge

8'6" x 9'7" (2.60 x 2.94)

15'5" x 12'2" (4.72 x 3.71)

Bathroom

Dining room

6'2" x 16'6" (1.89 x 5.04)

8'5" x 16'7" (2.58 x 5.06)

Landing

Conservatory

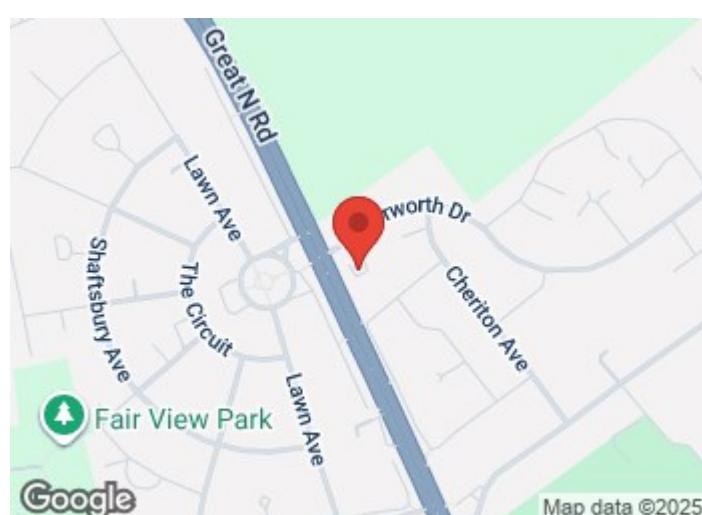
6'4" x 5'4" (1.95 x 1.65)

8'5" x 11'2" (2.59 x 3.42)

Garage

Master bedroom

8'8" x 13'2" (2.66 x 4.03)



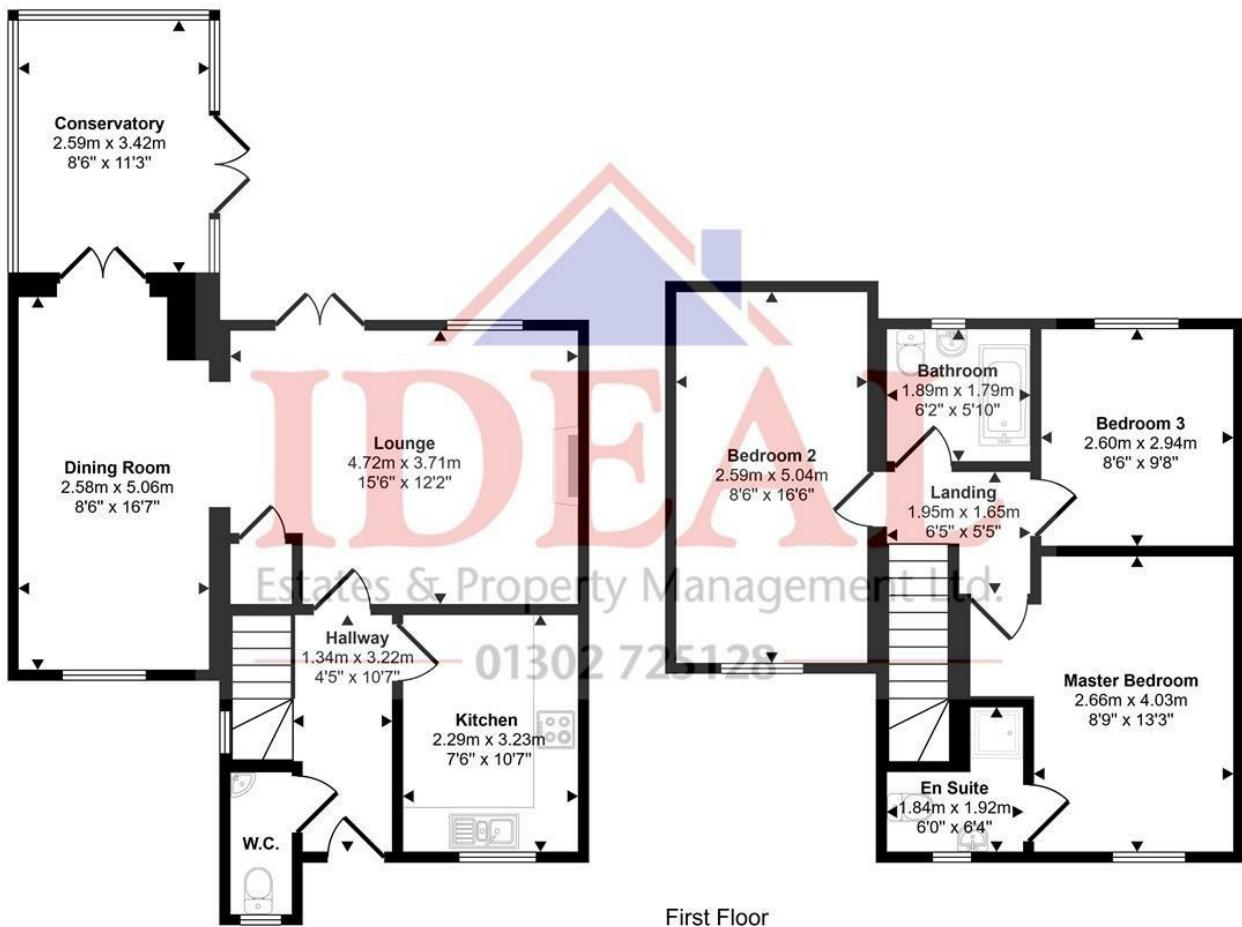
Directions

The village of Adwick offers many local amenities within walking distance, cafes, restaurants and public houses, as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.



Floor Plan

Approx Gross Internal Area
105 sq m / 1130 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.

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		86
(81-91)	B		
(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	