



## 40 Clay Lane, Doncaster , DN2 4RJ

This spacious three-bedroom semi-detached property is offered to the market with no onward chain, making it an ideal purchase for families, first-time buyers, or investors alike. Conveniently located close to all local amenities, the property offers well-balanced accommodation and excellent outdoor space.

The ground floor comprises a generously sized lounge, a separate dining area, and a fitted kitchen leading to a useful utility area with a downstairs W/C. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking, a garage, and a large enclosed rear garden, ideal for families, entertaining, or outdoor enjoyment. Further features include gas central heating and double-glazed windows throughout.

Viewings are essential to fully appreciate the space and potential this home has to offer.

**Offers in the region of £150,000**

# 40 Clay Lane, Doncaster , DN2 4RJ



- Three-bedroom semi-detached property
- Kitchen with utility area and downstairs W/C
- Large enclosed rear garden
- Council tax band: A & EPC rating to follow
- Offered with no onward chain
- Family bathroom located on the first floor
- Garage and off-road parking
- Spacious lounge with separate dining area
- Gas central heating and double-glazed windows
- Convenient location close to all local amenities

## Hallway

3'4" x 12'1" (1.03 x 3.70 )

## Kitchen

11'4" x 8'11" (3.46 x 2.72 )

## Dining room

9'1" x 8'11" (2.79 x 2.73)

## Lounge

14'6" x 12'4" (4.44 x 3.78 )

## Utility

8'3" x 16'3" (2.52 x 4.97 )

## W/C

3'9" x 6'7" (1.15 x 2.03)

## Garage

8'7" x 14'7" (2.64 x 4.45 )

## Landing

8'4" x 5'10" (2.55 x 1.79)

## Master bedroom

12'2" x 10'11" (3.73 x 3.35 )

## Bedroom 2

10'5" x 8'10" (3.19 x 2.70)

## Bedroom 3

8'5" x 8'11" (2.59 x 2.73 )

## Bathroom

8'5" x 6'1" (2.57 x 1.86)

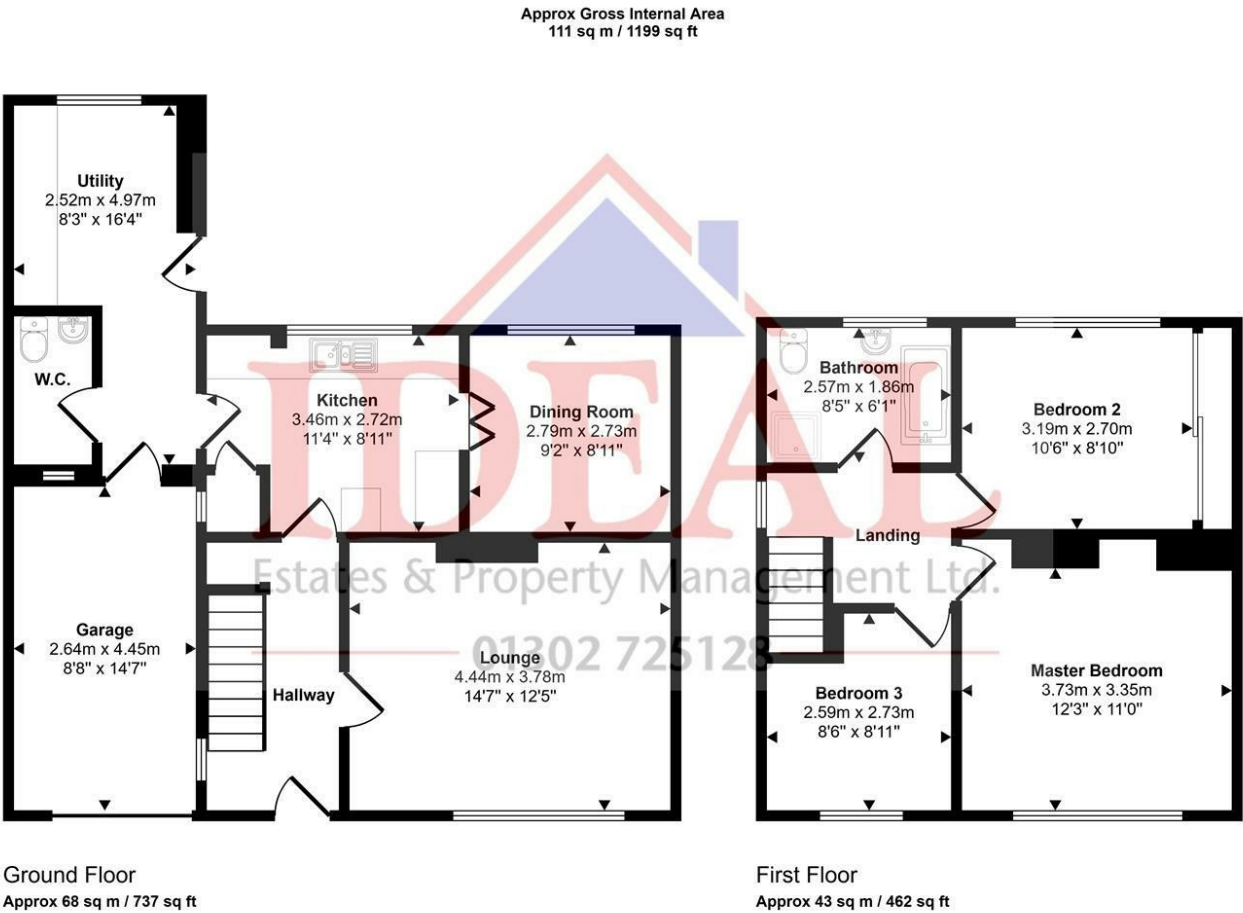


## Directions





Floor Plan



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