



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)

Landing

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

Kitchen

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

Master bedroom

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

Dining room

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

Bedroom 2

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

Lounge

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

Bedroom 3

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

Utility

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

Bathroom

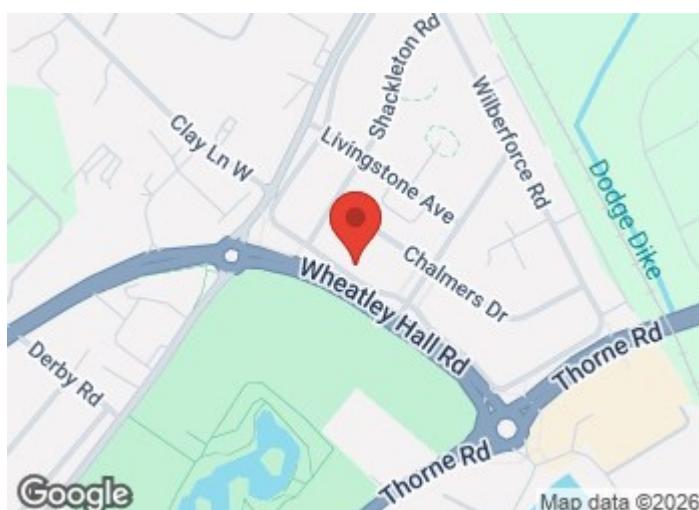
8'5" x 6'1" (2.57 x 1.86)

W/C

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

Garage

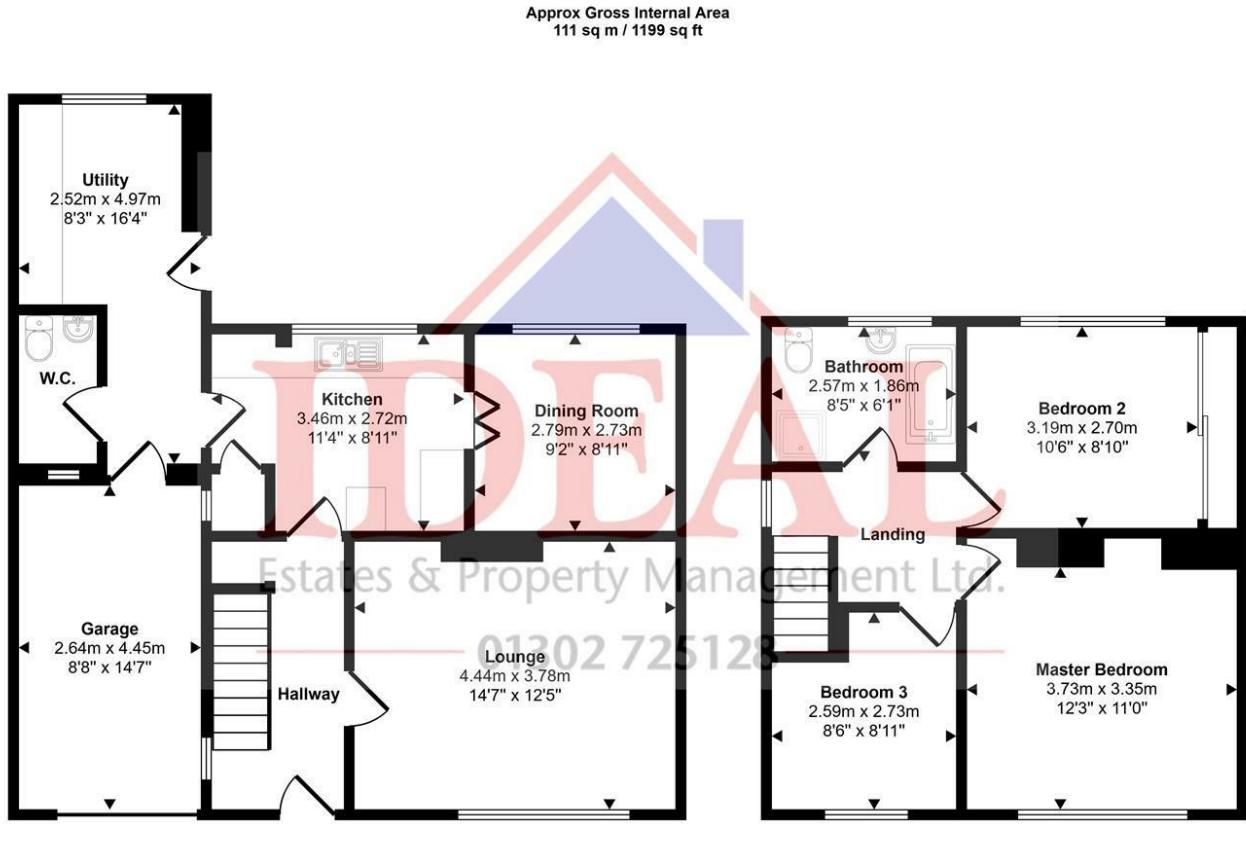
8'7" x 14'7" (2.64 x 4.45)



Directions



Floor Plan



Ground Floor

Approx 68 sq m / 737 sq ft

First Floor

Approx 43 sq m / 462 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			
(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	