



## 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.

**Asking price £200,000**

# 53 Brecks Lane, Kirk Sandall

, Doncaster, DN3 1NH



- 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
- Greendeal 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)

## Bedroom Two

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

## Down Stairs W/C

## Bedroom Three

## Kitchen

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

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

## Bedroom / Study

## Lounge

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

## Dining room

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

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

## Family Bathroom

## Landing

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

## Bedroom one

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

## Outside space.

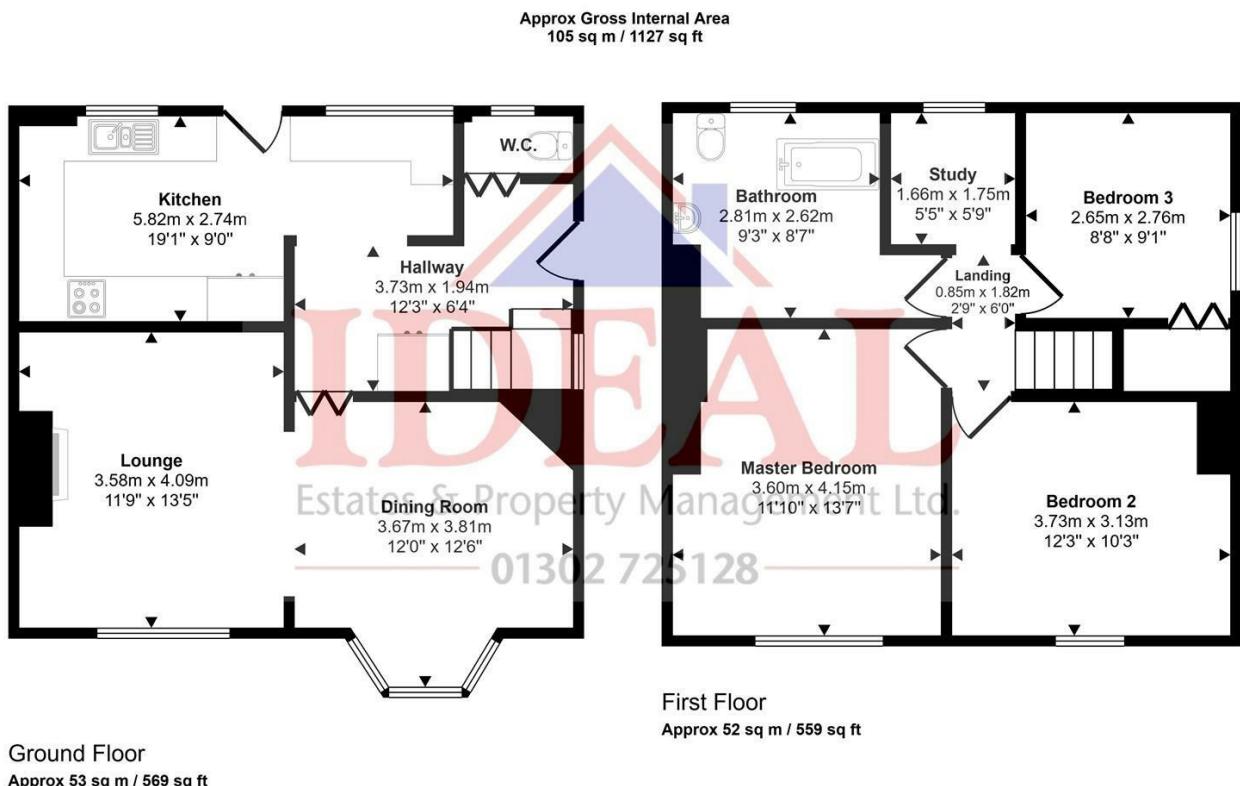


## Directions

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 Parish / 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



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		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	