



## 18 Lutterworth Drive, Adwick-Le-Street , Doncaster, DN6 7BX

£150,000 - £160,000 Guide Price. This charming mid-terrace house on Lutterworth Drive presents an excellent opportunity for first-time buyers, families, or those seeking a buy-to-let investment. The property boasts a blend of classic charm and modern convenience.

Upon entering, you are welcomed into a spacious hallway to an open-plan lounge and dining room, enhanced by elegant French doors that lead to the rear garden, creating a bright and airy atmosphere. The extended fitted kitchen is both practical and stylish, providing ample space for culinary endeavours and family gatherings. The property features three well-proportioned bedrooms, perfect for accommodating family members or guests, alongside a family bathroom that caters to everyday needs.

The exterior of the home boasts a low-maintenance rear garden that offers a peaceful retreat for relaxation or outdoor activities. A block-paved driveway provides parking for up to three vehicles, leading to a detached garage, ensuring convenience for residents and visitors alike.

This property is ideally situated with easy access to the motorway, making commuting a breeze. Local amenities and schools are within walking distance, adding to the appeal for families and professionals. The house is equipped with solar panels installed 2012 leased, gas central heating and double glazing, ensuring comfort throughout the seasons.

With a council tax band of A and an Energy Performance Certificate (EPC) rating, this home is not only affordable but also energy-efficient. This delightful property is a must-see for anyone looking to settle in a vibrant community with excellent transport links and local facilities.

**Price guide £150,000**

# 18 Lutterworth Drive, Adwick-Le-Street , Doncaster, DN6 7BX



- An excellent opportunity for first-time buyers, families, or those seeking a buy-to-let investment
- Open plan lounge through to dining room
- Low maintenance rear garden with driveway
- Easy motorway access and close to Adwick train station & regular bus route
- Low energy bills. Solar panels installed 2012 leased
- Extended Fitted kitchen
- No chain
- Spacious hallway and ample storage
- Detached garage
- Council tax band A and epc to follow

Front entrance hall

Bathroom

Dining room

Front and Rear Gardens

7'10" x 10'6" (2.41 x 3.21)

Detached garage

Kitchen

2.62 x3.27

Lounge

4.44 x 3.66

Bedroom 1

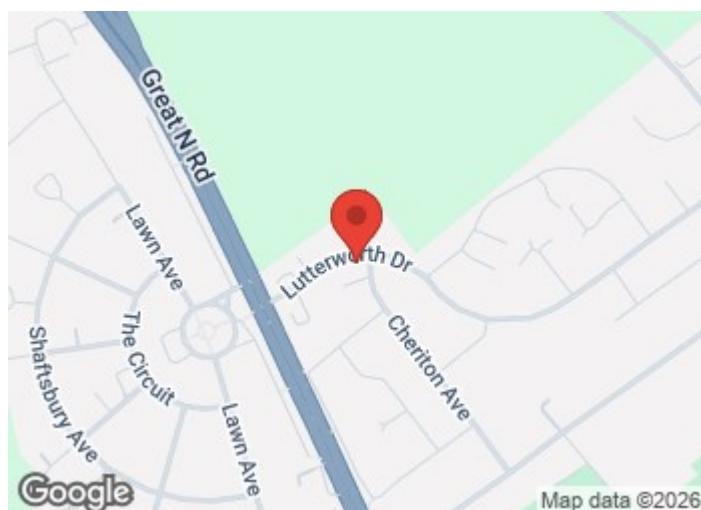
8'7" x 12'8" (2.62 x 3.87)

Bedroom 2

11'4" x 9'11" (3.47 x 3.03)

Bedroom 3

11'8" x 8'8" (3.57 x 2.66)

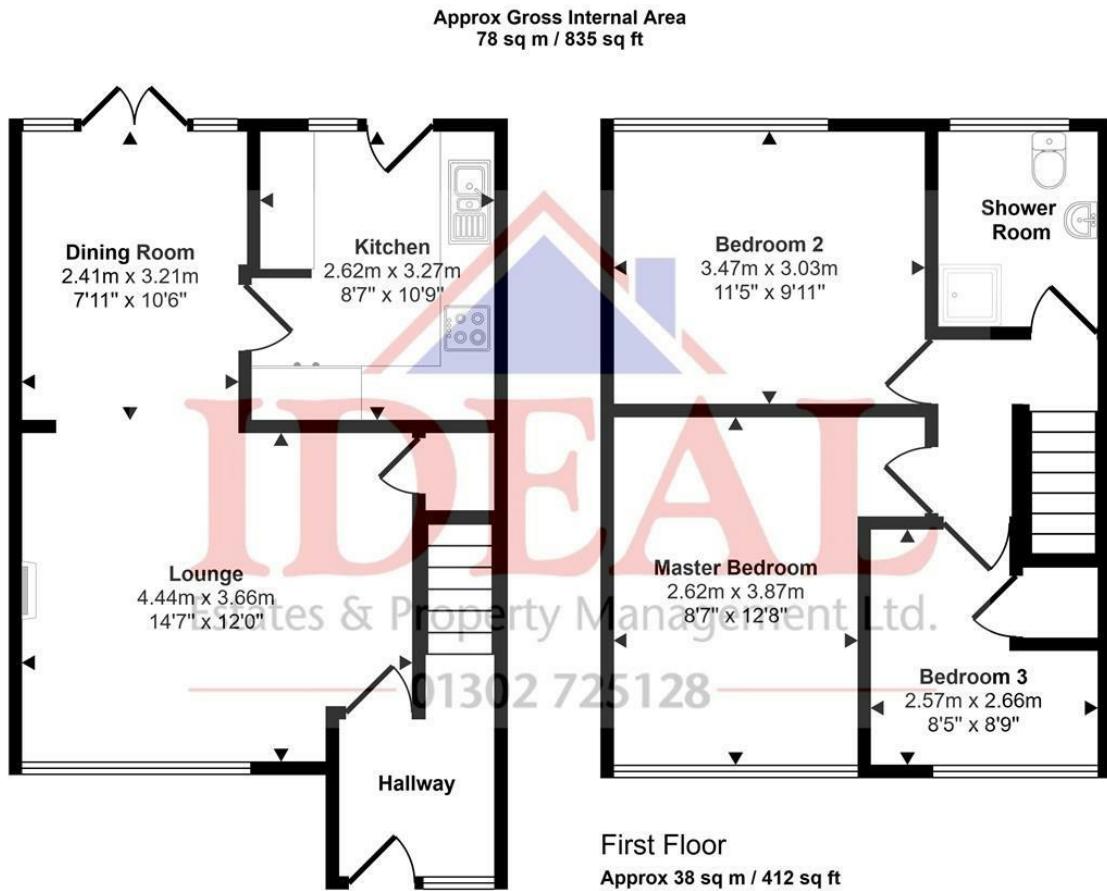


## Directions

The town derives its name from the great north British Roman routeway, Ermine Street. This road, also known as the Roman Ridge, follows the A638 (former A1) northwards through the centre of Doncaster (5 Miles) until the junction of the A635 and A638. It follows to the west of the A638, and passes along the western perimeter of Woodlands, dividing the estate from the Red House industrial park. It rejoins the Great North Road (the A1 at this point) at the Red House interchange.



## Floor Plan



### Ground Floor

Approx 39 sq m / 424 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	