



89 Doncaster Lane, Woodlands , Doncaster, DN6 7LJ

£170,000 - £180,000 Guide Price!! Immaculate Three-Bedroom Semi-Detached Home with Stunning Rear Garden & Open Field Views

This beautifully presented three-bedroom semi-detached property offers stylish and comfortable living throughout, making it an ideal home for families, first-time buyers, or investors alike.

The property is tastefully decorated to a high standard and features a cosy and inviting lounge, perfect for relaxing evenings. To the rear, you'll find a stunning modern kitchen with a dedicated dining area, creating a fantastic space for both everyday living and entertaining. A convenient utility area is located just off the kitchen, providing additional practicality and storage.

Upstairs, the home comprises three well-proportioned bedrooms along with a modern family bathroom, all finished with a keen eye for detail.

Externally, the property truly shines with a beautifully landscaped rear garden, offering a tranquil outdoor retreat complete with a shed for storage. To the front, the home benefits from off-road parking and enjoys attractive open field views, adding to its charm and appeal.

Further benefits include double glazed windows, close proximity to local amenities, and the significant advantage of being offered with no onward chain, ensuring a smooth and straightforward purchase.

Council Tax Band: A
EPC Rating: To Follow

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Guide price £170,000

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- Immaculate three-bedroom semi-detached home
- Stunning modern kitchen with dining space
- Landscaped rear garden with shed
- Council tax band: A & EPC Rating: To follow
- Beautifully decorated throughout to a high standard
- Separate utility area to the rear
- Off-road parking and open field views to the front
- Cosy and inviting lounge area
- Contemporary family bathroom upstairs
- No onward chain with close proximity to local amenities

Porch

6'6" x 1'6" (2.00 x 0.46)

Bathroom

6'3" x 5'4" (1.91 x 1.64)

Lounge

15'6" x 14'3" (4.73 x 4.36)

Kitchen / Diner

15'8" x 9'1" (4.78 x 2.79)

Utilty

7'5" x 6'8" (2.27 x 2.05)

Master Bedroom

9'9" x 11'6" (2.99 x 3.53)

Bedroom 2

7'3" x 9'5" (2.23 x 2.89)

Bedroom 3

5'4" x 6'10" (1.65 x 2.09)



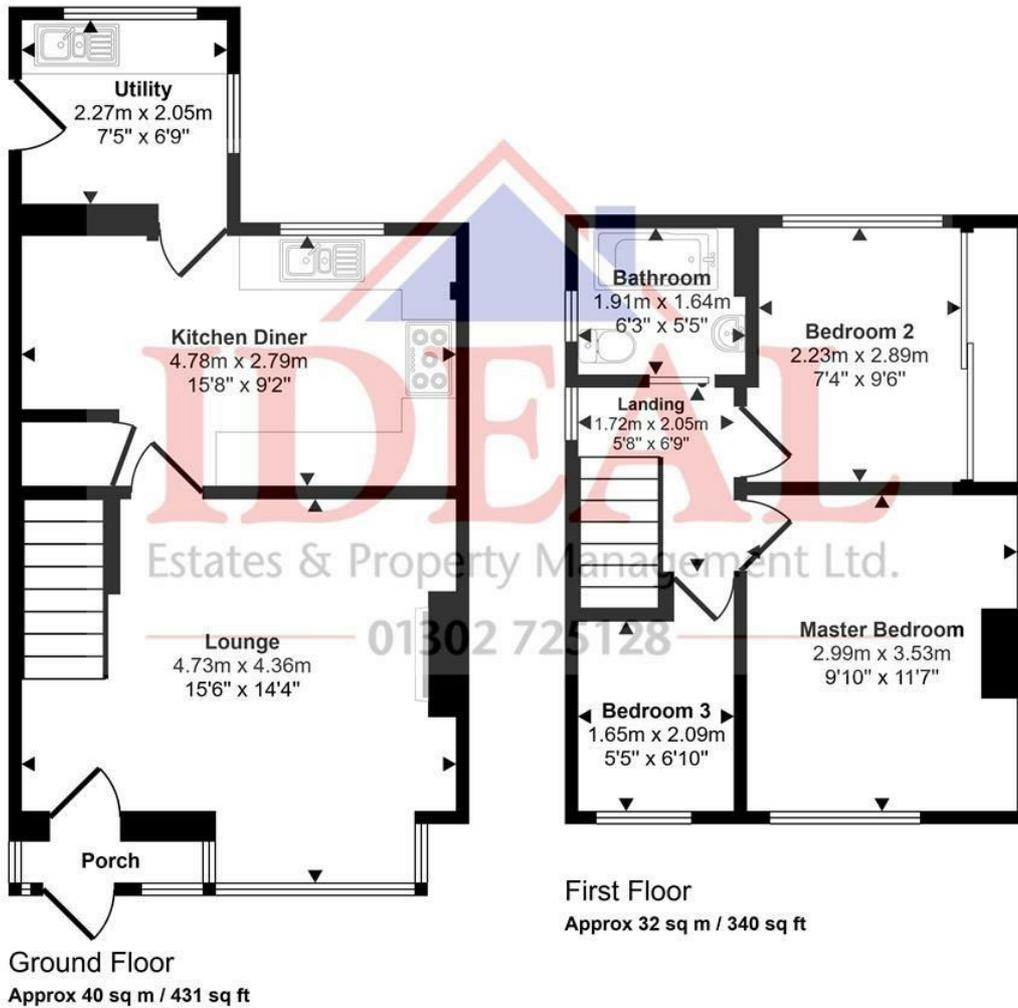
Directions

Woodlands is a model village 4 miles (6 km) north-west of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster.



Floor Plan

Approx Gross Internal Area
72 sq m / 771 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	