



7 St. Laurence Court

Adwick-Le-Street, Doncaster, DN6 7FD

Offers in the region of £179,950



Ideal are pleased to offer for sale this well appointed 3 bedroom link detached home, ideal for commuters as located close to Adwick Train station, The A1 and M1 motorway network and regular public transport. This accommodation benefits from a fitted kitchen, lounge / diner, entrance hall and down stairs wash room. The first floor has three good sized bedroom with en-suite to the master and a complete family bathroom. Being supplied with gas central heating, double glazing and a integrated garage. Having a private enclosed rear garden with shed / work shop and block paved driveway to the front and a design grassed area.



FRONT ENTRANCE HALL 11'0" x 7'5" (3.371 x 2.280)

Having a composite front door leading to entrance hall with laminate flooring radiator and access to stairs lounge / diner, kitchen and down stairs W/C.

KITCHEN 10'8" x 8'2" (3.270 x 2.50)

A fitted kitchen offering a range of wall and base units incorporating laminate work tops inset with a stainless steel drainer sink unit with mixer tap. supplied with a gas hob, electric oven and extractor fan. Plumbing for an automatic washing machine and several power points. Fully tiled splash back walls with a front view window and tiled flooring.

LOUNGE / DINER 15'7" x 12'11" (4.758 x 3.943)

Open plan lounge / diner with a feature wall mounted gas fire, French doors leading out to the garden and a rear facing window. Having a storage cupboard, TV aerial, Virgin connection point, radiator, power points and a storage cupboard.

DOWN STAIRS W/C

A well presented room with a W/C and corner wash hand basin, with radiator and front window.

LANDING

Having access to all rooms.

BEDROOM ONE 12'11" x 8'7" (3.962 x 2.617)

A good sized master bedroom with ample wardrobe space a front facing window, radiator and power points. Leading to the en-suite

EN-SUITE 6'5" x 3'8" (1.967 x 1.130)

Offering a low flush w/c, hand wash basin and shower cubicle, partially tiled walls, tiled flooring and side facing window.

BEDROOM TWO 16'6" x 8'9" (5.053 x 2.683)

A larger than average double bedroom with a front facing window, ample wardrobe space, central heated radiator and power points.

BEDROOM THREE 8'10" x 9'5" (2.702 x 2.886)

A rear facing bedroom with central heated radiator and power points.

FAMILY BATHROOM 5'9" x 6'1" (1.777 x 1.860)

Offering a white three piece suite comprising of a low flush w/c, hand wash basin and bath, partially tile walls with a floral boarder design, central heated radiator and rear facing frosted window.

GARAGE 16'6" x 8'9" (5.053 x 2.683)

Has electric hook up with an up and over door to the front aspect and single wooden door to the rear leading out onto the garden.

GARDEN

The garden to the front of the property is open plan and laid to lawn with a block paved driveway and path.

The garden to the rear of the property is fully enclosed and laid to lawn enhanced with a white pebble boarder, has a raised flower bed and block paved pathway. A larger then average garden shed with fencing surround.

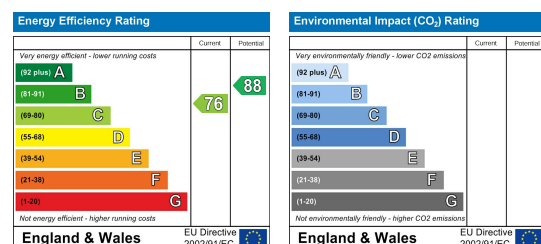
Area Map



Floor Plans



Energy Efficiency Graph



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