



**Chapel Close, Finningley Doncaster**

**welcome to**

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GUIDE PRICE £210,000-£220,000. This three bedroom semi-detached family home is bound to impress, with a bay fronted lounge, a dining area and a sun room. Ideally situated close to a host of local amenities and excellent transport links. Perfect for a growing or extended family!



### **Entrance Hall**

With a front facing exterior door, a fitted storage cupboard and a further door which gives access into the lounge.

### **Lounge**

With a front facing double glazed bay window, stairs which rise to the first floor landing, a central heating radiator and a gas feature fireplace as the focal point of the room.

### **Dining Kitchen**

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer. There is a electric hob with extractor above, a double eye level oven and grill and space for a fridge and freezer. There is a rear facing double glazed window which outlooks onto the sun room, a breakfast bar area, coving to the ceiling and a central heating radiator.

### **Sun Room**

With rear and side facing double glazed windows, side facing French doors to the rear garden and a central heating radiator.

### **Utility Room**

With useful under counter storage housing plumbing for a washing machine. There is a central heating radiator, a rear facing double glazed window and access to the ground floor W.C.

### **Ground Floor W.C.**

Fitted with a low flush W.C.

### **First Floor Landing**

With a side facing double glazed window, coving to the ceiling and a loft hatch.

### **Bedroom One**

With a front facing double glazed window, fitted wardrobes, coving to the ceiling and a central heating radiator.

### **Bedroom Two**

With a rear facing double glazed window, a central heating radiator and a built-in storage cupboard.

### **Bedroom Three**

With a front facing double glazed window, a central heating radiator and a useful storage cupboard.

### **Family Shower Room**

Fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and floor, coving to the ceiling, a central heating radiator and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a block paved driveway providing ample off road parking. To the rear the garden is mainly laid to lawn with space for a greenhouse and fencing to the perimeter.

### **Store**

With up and over door, power and lights.



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## Chapel Close, Finningley Doncaster

- GUIDE PRICE £210,000-£220,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SITUATED IN THE HEART OF FINNINGLEY VILLAGE
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- USEFUL STORE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£210,000-£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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