

Details as provided by the vendor



32 Chapel Close, Finningley

A lovely positioned 3 bedroom semi detached family home offering spacious and nicely presented accommodation, benefiting from upvc double glazed windows and doors, generous size lounge, dining room with access to the patio, modern kitchen with matching utility room, three good sized bedrooms, stylish family bathroom, and front and rear gardens, with off road parking and garage.

Offers In Region Of £150,000

Viewing

By appointment only

Tenure Freehold

A spacious and well presented 3 bedroom semi detached property situated in a pleasant cul-de-sac position of the sought after semi rural village of Finningley.

This attractive property resides within Chapel Close and benefits from upvc double glazed windows and doors, gas central heating, spacious lounge with decorative fireplace, separate dining room, fitted kitchen with matching utility room, three good sized bedrooms and a stylish family bathroom.

This lovely room may suit a young family wanting the perfect village life and briefly comprises of: entrance lobby, lounge, dining room, kitchen, utility room, first floor landing, three bedrooms, family bathroom, and front and rear gardens with off road parking.

The property sits behind a brick wall with access to a decorative block paved driveway leading to the garage and side access.

Gated access leads to fully enclosed sun trap rear gardens, with a shaped lawn, various trees and shrubs, with a paved patio seating area 'perfect for entertaining'.

VIEWING RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

Finningley village is situated approximately 7 miles south-east of Doncaster town centre, with the property situated on the outskirts of the village on a small residential cul-de-sac off Chapel Lane, within walking distance of the village duck pond, popular village pub, historic church, junior infant school, post office convenience store and recreational park.

Driving from Doncaster town centre along Bennetthorpe, proceed straight on at the racecourse roundabout onto the A638 Bawtry Road. Turn left at the Cantley Lane traffic lights onto the B1396 Cantley Lane, driving through Cantley, continuing on the B1396 through the villages of Branton and Auckley to the Blaxton Bluebell roundabout. Turn right at the roundabout onto Station Road leading into Finningley village onto Doncaster Road, past Finningleys well known duck pond on the left hand side, taking the first road off on the left onto Wroot Road, and the first left onto Chapel Lane. Chapel Close is the first cul-de-sac off Chapel Lane on the left hand side, and the property is at the top of the cul-de-sac with our for sale board outside.

ACCOMMODATION

A decorative Oak effect upvc door with double glazed obscure panels and side panel leads to the entrance lobby.

ENTRANCE LOBBY

A perfect place for taking off coats and shoes, with an inner door leading to the lounge.

LOUNGE

17' 9" x 11' 10" (5.41m x 3.61m) A spacious front facing lounge with a large upvc double glazed window offering a pleasant outlook. There is a wood effect gas fire with decorative surround, various power sockets, t.v. aerial point, two radiators, stairs rise to the first floor, and a door leads to the dining room. This attractive room is complemented with rustic Oak style laminate flooring.



LOUNGE



DINING ROOM

9' 2" x 8' 6" (2.79m x 2.59m) Currently used as the dining room, but could have a number of uses, with a upvc double glazed door opening to a patio seating area. Having a power socket, large radiator, rustic Oak effect laminate flooring follows on from the lounge, and coving complements the ceiling.



KITCHEN

9' 0" x 8' 9" (2.74m x 2.67m) Having a upvc double glazed window providing a pleasant view of the rear garden, an excellent range of Oak effect wall and base cupboards with contrasting roll top work surfaces and attractive splash back wall tiles, stainless steel wash bowl with draining board and chrome mixer tap, integrated electric oven and hob with a stylish extractor fan hood. Central heating water tank cupboard and a door leads to the utility room.



KITCHEN



UTILITY ROOM

9' 11" x 8' 0" (3.02m x 2.44m) Matching the kitchen with Oak effect wall and base cupboards with contrasting roll top work surfaces and attractive splash back wall tiles. Stainless steel wash bowl with draining board and chrome mixer tap, space and provisions for a washing machine, and doors leading to the garage and rear garden.



FIRST FLOOR LANDING

Stairs rise to the first floor with painted handrails and spindles. Doors lead to all three bedrooms and the family bathroom, with a upvc double glazed side window.

BEDROOM 1

12' 3" x 11' 2" (3.73m x 3.4m) A front facing double bedroom currently being decorated with a large upvc double glazed window offering a pleasant view of the cul-de-sac, having various power sockets, central heating radiator and coving complements the ceiling.

BEDROOM 2

11' 2" x 9' 0" (3.4m x 2.74m) This double bedroom is currently being used as a study, with a upvc double glazed window offering a lovely view of the rear garden and beyond, with power sockets and a central heating radiator.

BEDROOM 3

8' 11" x 7' 6" (2.72m x 2.29m) A generous sized single bedroom with a front facing upvc double glazed window, power socket and central heating radiator.

FAMILY BATHROOM

7' 5" x 5' 0" (2.26m x 1.52m) A modern and attractively finished family bathroom with a white 3 piece suite incorporating a bath with shower over and glass screen. Hand wash basin with chrome mixer tap and vanity cupboard, low flush w.c., chrome heated towel rail, upvc double glazed obscure window, finished off with stunning wall tiles.



FAMILY BATHROOM



OUTSIDE

The property sits in a great position of the cul-de-sac behind a brick wall, having vehicle access to a decorative block paved driveway with matching path leading down the side to the rear garden. There is a low maintenance front garden with various trees and shrubs.

GARAGE

Attached brick built single garage having a steel up and over door, power and lighting, with rear access back into the utility room.

REAR GARDENS

Gated access leads to a fully enclosed rear garden, with wooden fenced boundaries. There are a variety of trees, shrubs and flowers, bringing plenty of colour, with a shaped lawn and patio seating area. The garden is roughly west facing and will enjoy most of the days sunshine.



REAR GARDENS



REAR



DATED - 07/06/2019

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

