



Broomhouse Lane, Edlington Doncaster

welcome to

Broomhouse Lane, Edlington Doncaster

GUIDE PRICE £130,000-£140,000. Occupying a prominent corner plot in an elevated position, this well-proportioned three bedroom semi-detached home offers generous living accommodation, a tiered rear garden and a convenient location close to local schools, shops and transport links.



Lounge

A welcoming and spacious front facing lounge featuring a double glazed window and front entrance door. The room centres around a feature gas fireplace, creating a warm and inviting focal point. Finished with laminate flooring, central heating radiator and stairs rising to the first floor landing. Open access leads through to the rear dining room.

Dining Room

A generously sized and versatile second reception room enjoying rear and side facing double glazed windows, flooding the space with natural light. Features include laminate flooring, coving to the ceiling, a feature fireplace and a useful pantry. Perfect for formal dining, entertaining or family use with direct access to the kitchen.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces and a stainless steel sink and drainer. The kitchen provides a gas cooker point, plumbing for a washing machine and space for an under-counter fridge and freezer. Additional features include tiled walls, a panelled ceiling, a rear facing double glazed window and a side entrance door leading directly to the garden.

First Floor Landing

With a side facing double glazed window, coving to the ceiling, loft hatch and a useful built-in storage cupboard.

Bedroom One

A well-proportioned double bedroom positioned to the front of the property, featuring a double glazed window and central heating radiator.

Bedroom Two

A spacious double bedroom with a rear facing double glazed window overlooking the garden and a central heating radiator.

Bedroom Three

A versatile third bedroom ideal for home office, or

dressings room with a front facing double glazed window and central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin set into a vanity unit and a panelled bath. The bathroom features tiled walls, a central heating radiator and both rear and side facing double glazed windows, providing excellent light and ventilation.

Outside

To the front, the property enjoys an open plan lawned garden, set back in an elevated position, with a footpath leading to the main entrance. To the rear, there is a tiered garden comprising of a patio seating area, raised lawn and established shrubs and plants, all enclosed with perimeter fencing to provide privacy and security.

To the side, an additional garden area houses a garden shed with mature planting, making full use of this generous corner plot.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Broomhouse Lane, Edlington Doncaster

- GUIDE PRICE £130,000-£140,000
- NO ONWARD CHAIN
- ELEVATED POSITION WITH OPEN OUTLOOK
- SPACIOUS LOUNGE
- IMPRESSIVE REAR ASPECT DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125731 - 0003

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