

HUNTERS[®]

HERE TO GET *you* THERE



Sidings Drive

Denaby Main, Doncaster, DN12 4BF

Offers In The Region Of £190,000



Council Tax: B



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Entrance Hall

Via a white composite door, this leads into the welcoming entrance hall, having built in storage cupboard ideal for coats and shoes, neutrally decorated with wall mounted radiator and further doors leading to WC, kitchen/diner and living room.

Downstairs WC

Handy addition to any busy house hold, comprising of low flush WC, floating wash hand basin with decorative splash back tile, wall mounted radiator and frosted uPVC window to the rear elevation.

Kitchen/Diner

Step inside the modern and well designed kitchen/diner, a great space to entertain family and friends, kitchen area having an array of wall and base units in white high gloss providing storage, contrasting work surface over with stainless steel sink, drainer and matching mixer tap, integrated electric oven with gas hob and extractor fan over, space and plumbing for washing machine, wood effect vinyl floor, splash back tiles to walls, with ample space for a dining table, wall mounted radiator, uPVC windows to the front and side elevations as well as uPVC French doors opening on to the garden, not only filling this room with natural light but bringing the outdoors in.

Living Room

The real hub of the home is the beautifully presented living room, filled with natural light from uPVC windows to the front and side elevations and giving beautiful riverside views, staircase rises to first floor landing, wall mounted radiator and aerial point finish this room.

Landing

Landing having uPVC window to the front, access to loft hatch which has drop down ladder and the loft is half boarded, ideal for storage, doors then lead to all bedrooms and family bathroom.

Bedroom One

The generously sized and beautifully decorated master bedroom is filled with natural light and stunning views of the river from uPVC windows to the front and side elevation, wall mounted radiator and aerial point finish this room.

Bedroom Two

Further good sized double bedroom, having a modern presentation with neutral tones and feature wall, uPVC window to the side elevation and wall mounted radiator.

Bedroom Three

Currently used as an office space, the third bedroom is a roomy single or even dressing room, neutrally decorated with wall mounted radiator and uPVC window to the front.

Family Bathroom

Perfect spot to relax and unwind, the sleek, monochrome family bathroom comprises of, low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, decorative splash back tiles to walls, uPVC frosted window to the rear elevation and wall mounted radiator.

Exterior

The front of the property offers parking spaces for you and guests, with pathway leading to front entrance, with beautifully presented lawns and slate

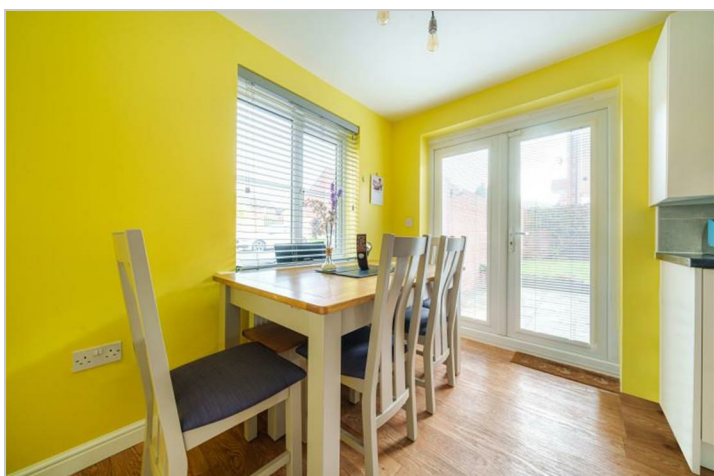
Tel: 01709 894440

boarders giving so much kerb appeal, the property location gives viewings over the river and access to walk ways all the family can enjoy, a short walk around the property allows access to what is essentially the rear and where the garage is located and further off road parking.

The garden is located to the side elevation, based on two tiers, the first is paved ideal for seating in summer months leading up to a well maintain lawn, fully enclosed with raised flower beds adding to the beauty of this space, it really is a place the whole family can enjoy.

Garage

The garage can be accessed via an up and over door, having power and lighting, offering further off road parking or storage space.



Road Map



Hybrid Map



Terrain Map



Floor Plan

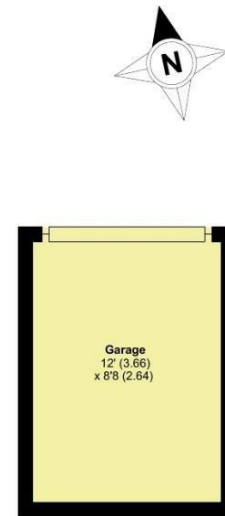
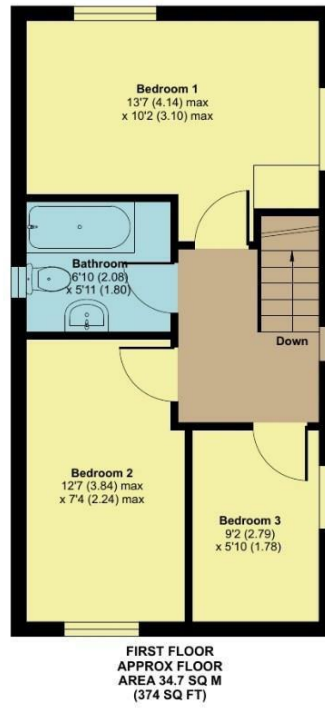
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Approximate Area = 748 sq ft / 69.4 sq m

Garage = 104 sq ft / 9.6 sq m

Total = 852 sq ft / 79 sq m

For identification only - Not to scale

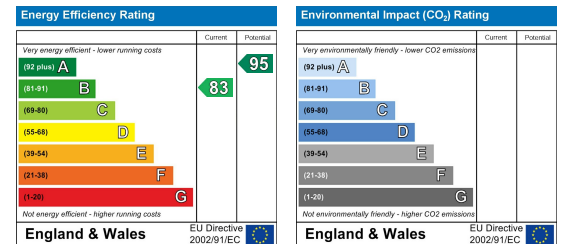


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hunters Property Group. REF: 1054818

Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.