



100 Grampian Way
Thorne DN8 5YP

Offers Over £160,000
FREEHOLD

Ideal starter family home. THREE bedroom semi-detached house with GARAGE. Open plan lounge and modern fitted kitchen (NEW 2023) with dining area. Fitted bathroom. UPVC double glazed. Gas central heating. Long driveway to the side. Lawned rear garden overlooking natural pond. Popular small residential estate.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Entrance porch, Open plan lounge • Modern fitted kitchen (NEW 2023)

ENTRANCE PORCH

Front UPVC double glazed entrance door and side facing UPVC double glazed window. Glazed door into the open plan lounge.

LOUNGE

15'8" x 14'2"

Front facing UPVC double glazed window. Open tread spindle balustrade staircase leading to the first floor with understairs storage. Feature cream granite fireplace with black granite hearth and inset to an electric fire. Radiator. Door into the dining area.

DINING AREA

8'4" x 7'9"

Rear facing UPVC double glazed window and rear UPVC double glazed door leading into the garden. Modern and contemporary timber effect fitted unit comprising of a storage area with built in bar and shelving and built-in and concealed fridge freezer. Radiator. Open access into the kitchen. The wall between the lounge and dining area has been recently added and can easily be removed should a buyer prefer open plan.

KITCHEN

8'4" x 7'5"

Rear facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with modern fitted and contemporary grey and timber effect contrasting wall and base units with marble effect laminate worksurfaces and matching splashbacks and upstands incorporating a one and a half bowl sink and drainer. Built-in electric oven, hob and concealed extractor. Undercounter LED lighting. Space and plumbing for washing machine. Stone effect laminate floor.

LANDING

Side facing UPVC double glazed window. Spindle balustrade to the staircase. Doors off to all rooms.

BEDROOM ONE

12'11" x 9'9"

Rear facing UPVC double glazed window. Useful built-in cupboard. Radiator.

BEDROOM TWO

9'8" x 8'2"

Front facing UPVC double glazed window. Radiator.



- Dining area, UPVC double glazed
- Gas central heating
- Fitted bathroom
- Side driveway, Brick garage
- Lawned gardens
- Ideal starter family home
- Extending to approx. 67.6 sq.m/728 sq.ft

BEDROOM THREE

7'1" x 6'11"

Front facing UPVC double glazed window. Built-in cupboard also housing the wall mounted gas combi central heating boiler. Radiator.

BATHROOM

6'8" x 5'5"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with mains shower and glass screen over, vanity wash hand basin with storage and concealed cistern w.c. Tiled walls and floor.

Chrome towel radiator.

OUTSIDE

There is an open plan lawned front garden with established shrubs and concrete driveway providing off road parking. To the side are timber double gates where the driveway continues providing secure parking and leading upto the garage.

GARAGE

19'3" x 9'4"

Front up and over access door. Electric light and power installed.

The rear garden is lawned with paved patio and timber panelled fencing. An outside cold water tap is fitted. The current owners have left the bottom of the garden open to the natural pond and bank as a feature which sits beyond the boundary line, with some of the neighbours utilising this space as extra seating areas overlooking wildlife. If this is not required, then a more permanent fence can be erected to block this off.







Additional Information

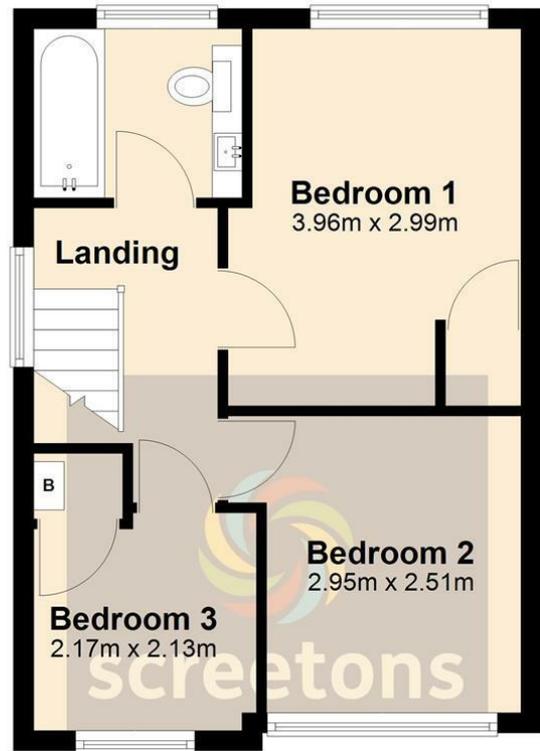
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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