



**95 Lime Tree Grove
Thorne DN8 4DJ**

**Offers Over £140,000
FREEHOLD**

Ideal First Time Buy. Immaculate THREE bedroom semi-detached house. Lounge and Modern fitted kitchen/diner. Ground floor w.c. White fitted bathroom. UPVC double glazed. Gas central heating. Driveway and Garage. Good sized rear garden. Viewing Recommended.



- THREE BEDROOM SEMI-DETACHED HOUSE • Modern fitted kitchen/diner • Lounge, Ground floor w.c. • UPVC double glazed

ENTRANCE LOBBY

Front UPVC double glazed entrance door. Staircase leading to the first floor. Radiator. Door into the lounge.

LOUNGE

14'5" x 10'10"

Front facing UPVC double glazed window. Wall mounted electric fire. Radiator. Door into the kitchen/diner.

KITCHEN/DINER

14'4" x 8'11"

Two rear facing UPVC double glazed windows and rear UPVC double glazed door leading into the porch. Fitted with a modern range of cream wall and base units with butchers block effect laminate worksurfaces which also extend into a breakfast bar. Built-in one and a half bowl sink and drainer with tiled splashbacks. Integrated electric oven, four ring gas hob with extractor hood above. Built-in and concealed undercounter fridge and freezer. Space and plumbing for washing machine. Radiator. Door into the side lobby.

SIDE LOBBY

Door into the w.c. and door into the useful understairs storage cupboard.

W.C

5'2" x 2'9"

Side facing UPVC double glazed window. Fitted with a w.c.

REAR PORCH

Side and rear facing single glazed windows and side entrance door.

LANDING

Side facing UPVC double glazed window. Loft access point.

Doors off to all rooms.

BEDROOM ONE

10'9" x 9'1"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

9'8" x 9'6"

Rear facing UPVC double glazed window. Useful built-in storage cupboard/wardrobe also housing the gas combi central heating boiler. Radiator.

BEDROOM THREE

7'9" x 6'7"

Rear facing UPVC double glazed window. Radiator.



- Gas central heating
- Immaculate throughout
- Good sized garden
- Gated driveway & Garage
- Ideal First Time Buy
- Extending to approx. 70.6 sq.m

BATHROOM

6'5" x 5'6"

Front facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with electric shower, pedestal wash hand basin and w.c. Tiled walls.

Chrome towel radiator.

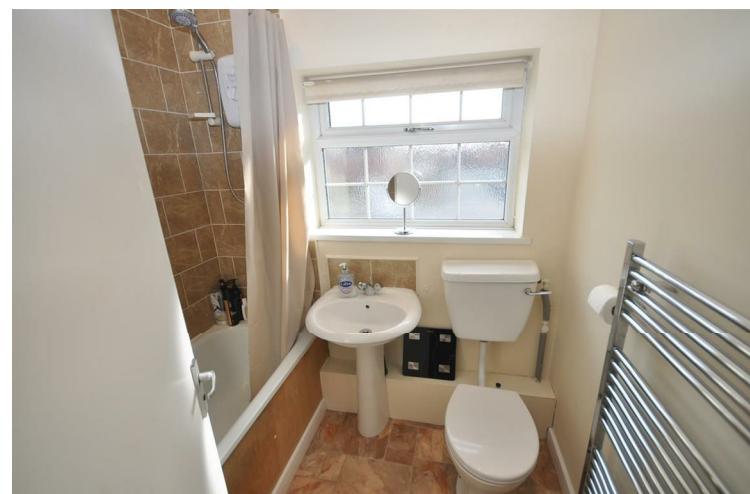
OUTSIDE

There is a lawned front garden set behind a stone block wall with timber gates leading onto a concrete driveway providing off road parking and leading to the sectional garage. A path to the side leads through a gate into the side garden which has space to extend the garage if needed and then continues into the rear garden.

The rear garden is a good size with lawn, timber panelled fencing and a timber garden shed.







Additional Information

Local Authority - Doncaster

Council Tax - Band A

Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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