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Chapel Lane, Branton, Doncaster, DN3 3NQ
Guide Price £275,000 - £300,000

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OPEN TO VIEW SATURDAY 28 NOV. 2026 1.00pm - 3:00pm…….A LARGE DETACHED BUNGALOW OFFERING GREAT POTENTIAL / SPACIOUS, WELL PROPORTIONED ROOMS, 2 DOUBLE BEDROOMS & BOX ROOM or OFFICE / EXCELLENT FRONTAGE & PARKING / PRIME RESIDENTIAL ROADWAY WITHIN BRANTON VILLAGE / NO UPWARD CHAIN / COME AND HAVE A LOOK //

The property stands on Chapel Lane, an attractive prime residential roadway within Branton village, where many similar properties have been extended, including loft conversions dormers etc. so it will appeal to a wide variety of buyers. It has a gas central heating system via a combination type boiler, pvc double glazing and comprises; a 'T' shaped entrance hall, a large front facing lounge, a large 'L' shaped dining kitchen, 2 large double bedrooms and a small third box room/ or office, full 3 piece shower room and a separate wc. Outside there is a deep frontage with ample parking, an integral garage (which could easily be changed to additional living), and a pretty, enclosed rear garden. Branton village is highly sought after, close enough to Doncaster & Lakeside yet retains very much a rural feel. No appointment necessary, just pop along to the open viewing and see for yourself.

ACCOMMODATION
A PVC double glazed entrance door with matching side screen leads into a large entrance hall.

ENTRANCE HALL
This opens and gives access to the accommodation. There is a deep built-in double cupboard, central heating radiator, two ceiling lights, coving and a door to a lounge.

LOUNGE
19'0" x 14'0" (5.79m x 4.27m)
A large front facing reception room, it has a deep PVC double glazed bow window to the front, a feature fireplace, central heating radiator, coving, wall lights and a matching ceiling light.

'L' SHAPED DINING KITCHEN
15'8" max x 15'2" max (4.78m max x 4.62m max)
This is a good size. It is fitted with a range of high and low level units finished with a roll edge work surface. There is a four ring gas hob with an extractor hood above, integrated oven, single drainer stainless steel sink unit with a mixer tap. The work surface extends to provide a breakfast bar. There is space for an under counter washing machine etc., two central heating radiators, a PVC double glazed window and a PVC double glazed exterior door.

BEDROOM 1
18'3" x 10'6" (5.56m x 3.20m)
A large double bedroom. It has a PVC double glazed window with an outlook into the property's rear garden, a range of wardrobes concealing hanging and storage, a central heating radiator, coving and a ceiling light.

BEDROOM 2
13'6" x 11'4" (4.11m x 3.45m)
Again, a good size second double bedroom. It has a PVC double glazed window to the rear, central heating radiator, coving and a ceiling light.

BOX ROOM/OFFICE
8'10" x 4'10" (2.69m x 1.47m)
It has a PVC double glazed window to the side, a central heating radiator and an access into the loft space.

The LOFT SPACE measures approx 45'0 front to back by 10'0 across the central boarded area, with a height of 8'0" at the centre of the apex. This offers great scope and potential for any potential buyers looking to extend or enlarge, subject to any necessary consents.

SHOWER ROOM
This is fitted with a three piece white suite that includes a shower enclosure with an independent electric shower, a pedestal wash hand basin and a low flush WC. There is tiling to the four walls, a ceiling light, PVC double glazed window and a built-in cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and the central heating systems.

SEPARATE WC
Fitted with a low flush WC, tiled to half wall height, PVC double glazed window and a ceiling light.

OUTSIDE
The property stands on a nice plot, set back off Chapel Lane creating a large parking area with hammerhead style drive, this in turn provides additional off-road parking plus access to an integral garage. A pathway continues alongside the property to the front door which again opens and continues into the property's rear garden.

INTEGRAL GARAGE
This has a metal up and over door, power and light laid on, a PVC window to the side and hot and cold water taps.

REAR GARDEN
An attractive garden, mainly lawned with shaped flower beds and borders, stocked with a variety of shrubs and plants.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler 2022.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

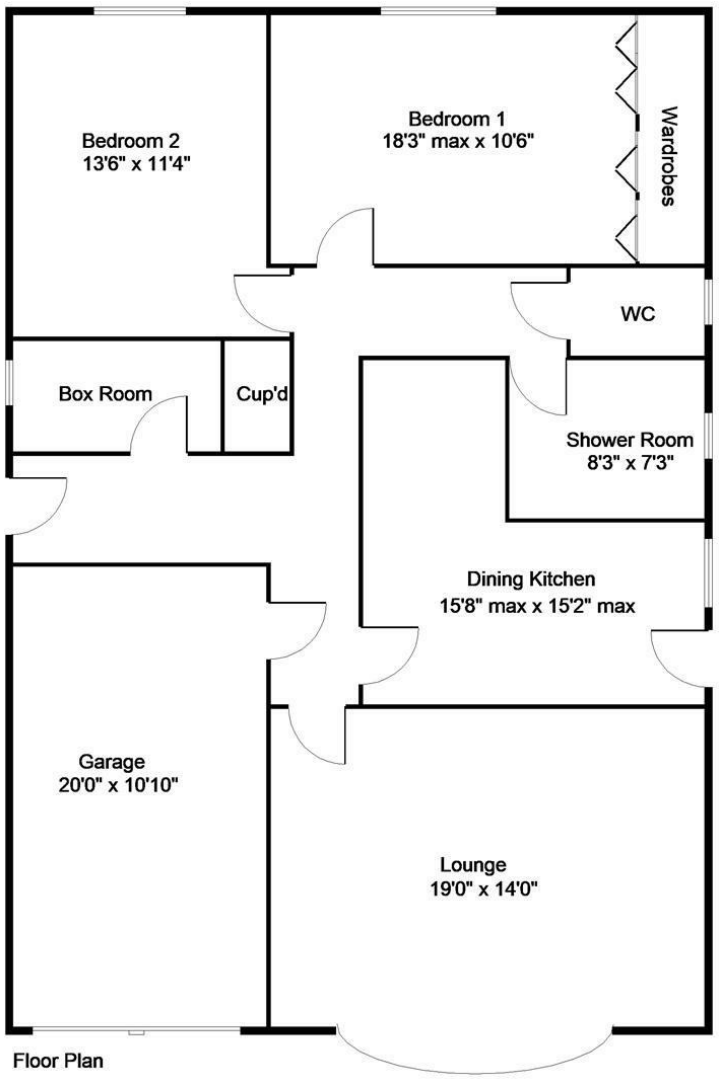
VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Floor Plan

