



77 Lutterworth Drive, Adwick-Le-Street , Doncaster, DN6 7DA

Beautifully Presented Three-Bedroom Semi-Detached Home – Ideal First-Time Purchase.

Situated in a popular residential location close to excellent schools, local amenities, transport links and motorway networks, this beautifully presented three-bedroom semi-detached property offers spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers and growing families alike.

The ground floor comprises a welcoming entrance hall, a bright and comfortable living room, and a modern kitchen/diner providing ample space for family dining and entertaining. To the rear, a conservatory offers additional living space and enjoys pleasant views over the enclosed rear garden.

To the first floor are three well-proportioned bedrooms and a contemporary shower room.

Externally, the property benefits from a private rear garden, perfect for relaxing or entertaining, together with off-road parking and a detached garage providing excellent storage or workshop potential.

Further benefits include double glazing and gas central heating throughout.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

EPC Rating: To Follow & Council Tax Band: B

£200,000

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- Beautifully presented three-bedroom semi-detached property
- Three well-proportioned bedrooms
- Off-road parking for multiple vehicles
- Council tax band: B & EPC rating: C
- Spacious kitchen/diner ideal for modern family living
- Modern shower room
- Excellent transport and motorway links nearby, ideal for first-time buyers
- Conservatory overlooking the rear garden
- Detached garage offering additional storage or workspace
- Close to local amenities & schools

Hallway

5'4" x 6'4" (1.63 x 1.95)

Shower Room

7'8" x 5'2" (2.34 x 1.59)

Lounge

10'11" x 13'5" (3.35 x 4.09)

Landing

5'5" x 6'11" (1.67 x 2.11)

Kitchen/Diner

17'1" x 8'0" (5.21 x 2.46)

Garage

9'6" x 17'0" (2.91 x 5.20)

Conservatory

8'5" x 6'10" (2.58 x 2.10)

Master Bedroom

9'5" x 13'6" (2.89 x 4.14)

Bedroom 2

8'9" x 8'0" (2.69 x 2.44)

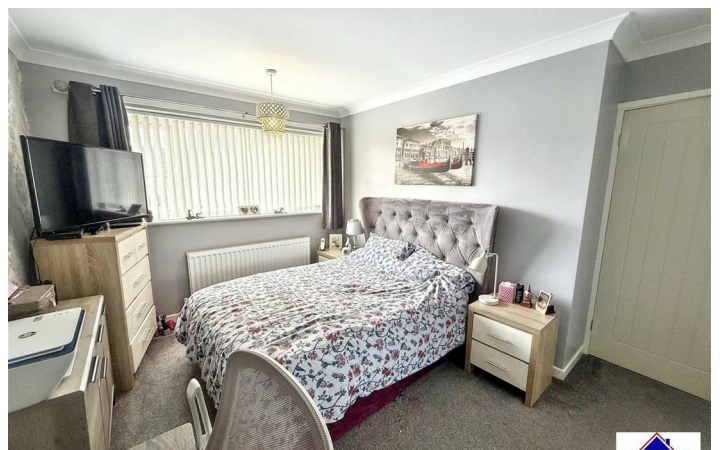
Bedroom 3

7'2" x 8'9" (2.19 x 2.68)



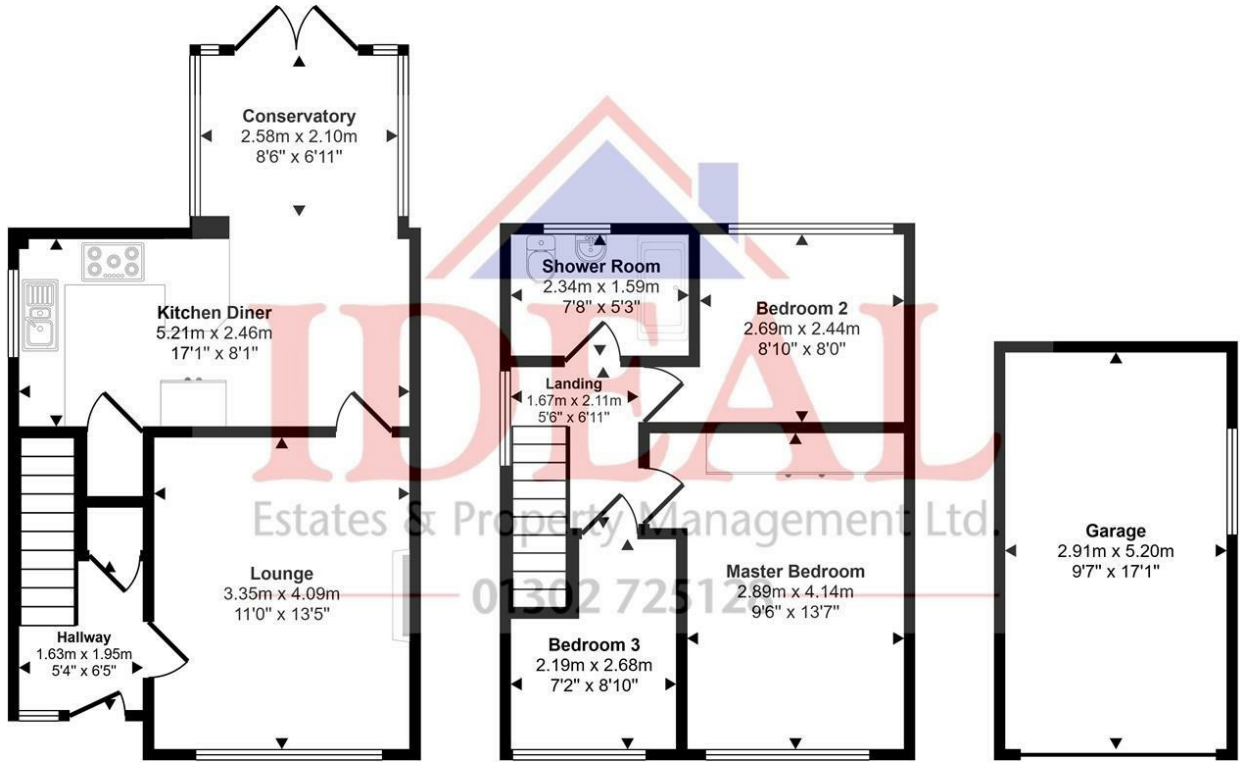
Directions

The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.



Floor Plan

Approx Gross Internal Area
90 sq m / 964 sq ft



Ground Floor
Approx 40 sq m / 427 sq ft

First Floor
Approx 35 sq m / 375 sq ft

Garage
Approx 15 sq m / 163 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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