



**12 Sandringham Road, DN2 5HT**  
**£190,000 Offers In Region Of**  
**Tenure Freehold**

- Downstairs WC
- Surrounded by a wealth of local amenities
- Low maintenance garden
- Off Road Parking
- Contemporary Kitchen and Bathroom
- Garage

Experience comfortable living in this spacious 96 sqm property nestled in a convenient and popular location. From the gated block paved driveway the house opens into a generous entrance hall. There is a welcoming living room equipped with a beautiful feature fireplace and traditional bay window that is coupled with a dining area perfect for family meals. Crucially the property has the addition of a downstairs WC that is stylishly decorated. The large contemporary kitchen runs the length of the property and allows for a seating area as well as ample worktops and cupboard space. The kitchen also boasts integrated dishwasher, oven and hob. Upstairs, you will find three well sized bedrooms, and a bathroom designed with a p-shaped bath and shower. The rear garden is easily maintained and well thought out with a raised decking area for seating and access to a separate garage. Well presented throughout the property is situated incredibly close a bustling high street with many shops and facilities and it is also in close proximity to Doncaster Royal Infirmary. Popular for their spacious rooms and traditional lay-outs as well as their convenient location, these properties are in demand for a reason, call Welcome Homes to arrange a viewing.



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	84
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC