



**141 Dominion Road, DN5 9PU**  
**£230,000 GuidePrice**  
**Tenure Freehold**

- **Attractive Courtyard and Landscaped Gardens**
- **Walking Distance To Local Schools & Train Station**
- **Garage Conversion To Play Room / Second Reception**
- **Short Walk to School and Local Amenities**
- **Short Drive To the A1,**

GUIDE PRICE £230,000 to £240,000

Immerse yourself in urban luxury with this stunning two-storey detached home offering over 68 square meters of modern living space. The seamless blend of design and functionality creates a sun-soaked, inviting atmosphere across two elegantly appointed floors.

The ground level features an airy living room connected to a timeless gourmet kitchen with modern appliances, accompanied by a sleek and stylish WC for guests' convenience.

Ascend the well-spaced staircase to the first floor, where an elegant master bedroom with an en-suite bathroom awaits. Two additional double bedrooms share a generously appointed family bathroom with bath facilities, offering a touch of indulgence and relaxation.

The property's versatility shines with an additional ground floor room currently used as a playroom, perfect for a work-from-home space, beauty business, nursery, or an extra guest bedroom, ensuring privacy away from the main living area.

Externally, the property boasts curbside appeal and privacy, featuring a low maintenance drive for three vehicles to the front, and a private landscaped garden with a patio area at the rear - ideal for al fresco dining and entertaining.

Marrying style, comfort, and convenience, this property represents in-city living at its finest, perfectly situated in Scawthorpe - a vibrant location offering modern amenities tailored to meet a family's needs.



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	95
(81-91) B	
(69-80) C	83
(55-68) D	
(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