

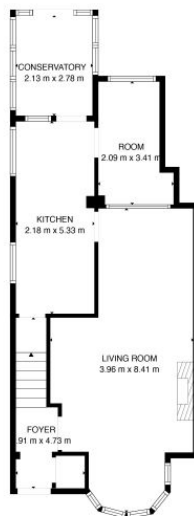


91 Melton Road, DN5 7NR

**£220,000 Offers In Region Of
Tenure Freehold**

- **3 BED SEMI DETACHED HOME**
- **HIGHLY DESIRABLE LOCATION SPROTBROUGH VILLAGE**
- **STUNNING RURAL VIEWS**
- **NO CHAIN**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**

Welcome to this fantastic three-bedroom semi-detached home in the highly desirable village of Sprotbrough, offering the perfect blend of space, potential, and location. Enjoy beautiful field views at both the front and rear, creating a wonderful sense of openness and privacy. The property has already been extended to the rear, adding valuable living space ideal for family life or entertaining. Inside, you'll find a bright lounge with an attractive bay window, and a versatile room off the kitchen perfect for a home office or gym. Bedrooms one and two come with built-in wardrobes for convenient storage. Outside, there's a generous driveway providing plenty of parking, along with a double garage that offers even more flexibility—imagine transforming it into a stunning landscaped garden to make the most of the uninterrupted views. While the home is ready for modernisation, it's a true blank canvas just waiting for your vision and personal touch. The area is renowned for its great schools, welcoming local pubs, excellent amenities, and superb transport links into Doncaster. Offered with no chain, this is a rare opportunity to secure a spacious family home in one of Sprotbrough's most sought-after locations. Don't miss your chance to make it yours.



TOTAL: 84 m²
GROUND FLOOR: 50 m², FIRST FLOOR: 34 m²
EXCLUDED AREAS: SCREENED PORCH: 6 m²
WALLS: 10 m²

FLOOR PLAN CREATED BY WELLCOME HOMES PROPERTY REQUIREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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