



**6 Castle Grove, DN5 7PZ**  
**£249,000 Offers In Region Of**  
**Tenure Freehold**

- **Detached**
- **Off Road Parking**
- **Garage**
- **Garden Offering Privacy**
- **Conservatory**
- **No Chain**
- **Vacant Possession**
- **Sprotbrough Village**

This larger than average double fronted three bedroom bungalow enjoys a fabulous cut de sac location in the heart of Sprotbrough. This spacious property, which does require some modernisation, is spread across a generous 85 square metres and features an en-suite to the master bedroom, open plan lounge diner, off road parking and garage as well as a private rear garden. A sunroom completes the indoor layout, promising a peaceful haven for you to indulge in the tranquility of your surroundings. As you step through the front door there is a bright entrance hall leading you down towards the main bathroom ahead and the lounge diner to the left. The open plan lounge with feature fireplace has patio doors out to the sunroom and a lovely view over the private garden. The double bedrooms are laid out at the opposite end of the bungalow with the master having fully fitted mirrored wardrobes and en-suite facilities. The contemporary kitchen is fitted with white units and contrasting black worktops.

Once you step outside into the locality you appreciate the brilliance of the location and its proximity to the many desirable modern amenities and its blend of rural and village atmosphere. You have excellent eateries, lovely walks and access to schools and shops as well as being a short distance to the City Centre and motorway networks.

We're expecting this to be highly popular so book your viewing by contacting Welcome Homes today.



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	69
(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