



**d'Urberville Broad Lane
Sykehouse DN14 9AS**

Offers Around £295,000

FREEHOLD

VIEWING ESSENTIAL - Well presented and extended **THREE** bedroom detached family home located in a sought after village. Large lounge with dining room, modern fitted kitchen/diner and utility room. Modern shower room. Front and rear gardens and rear driveway.



- EXTENDED THREE BEDROOM DETACHED HOUSE • Entrance hall, Spacious double aspect lounge • Dining room, Modern fitted kitchen/diner

ENTRANCE HALL

Front UPVC double glazed entrance door. Spindle balustrade staircase leading to the first floor. Solid wood flooring.

Radiator. Access into the lounge, dining room and kitchen/diner.

LOUNGE

19'4" x 10'5"

Front facing UPVC double glazed bow window and rear facing UPVC double glazed french doors with adjoining windows.

Slate hearth with timber mantel above. Radiator.

DINING ROOM

10'9" x 6'11"

Front facing UPVC double glazed window. Solid wood flooring.

Radiator.

KITCHEN/DINER

20'6" x 8'3"

Front, side and rear facing UPVC double glazed windows.

Fitted with a modern range of cream shaker style wall and base units with butchers block effect worksurfaces

incorporating a ceramic sink and drainer and splashback

tiling. Integrated four ring gas hob, extractor, electric oven

and grill. Built-in fridge/freezer and dishwasher. Inset ceiling

spotlights. Radiator. Door into the utility room.

UTILITY ROOM

12'5" x 5'9"

Rear UPVC double glazed entrance door and rear UPVC double glazed window. Fitted with cream shaker style wall and base

units with butchers block effect worksurfaces incorporating a

stainless steel sink and drainer. Gas fired combi central

heating boiler. Space for washing machine and dryer. Door

into the w.c.

W.C

5'10" x 3'2"

Side facing UPVC double glazed window. Fitted with a w.c and

corner wash hand basin. Tiled walls. Chrome towel radiator.

LANDING

Side facing UPVC double glazed window. Loft access. Doors off

to all rooms. Useful built-in storage cupboard.

BEDROOM ONE

14'3" x 8'9"

Front UPVC double glazed window. Radiator.

BEDROOM TWO

10'5" x 10'3"

Rear facing UPVC double glazed window. Radiator.



- Utility room and w.c.
- UPVC double glazed, LPG central heating
- Established front and rear gardens
- Driveway to the rear

BEDROOM THREE

8'9" x 6'11"

Front UPVC double glazed window. Large built-in store cupboard/wardrobe. Radiator.

SHOWER ROOM

10'5" x 5'4"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a large double shower cubicle with PVC panelled walls and mains shower, pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator.

OUTSIDE

There is a large front garden that has been attractively planted with established hedges, shrubs, trees and lawn. The LPG tank is located in the front and is screened with shrubs. There is access to the right hand side of the house where there is a shed and storage area and a shared driveway to the side leading to the rear, where there is a large gravelled driveway/parking area with bin storage and a gate leading into the rear garden. The rear garden is private with lawn, paved patio and established shrub borders.

SOLAR PANELS

Solar panels are installed which are part owned by the current owners and offer significant savings.



- Sought after village
- Viewing Essential
- Extending to approx. 103.5 sq.m





Additional Information

Local Authority - Doncaster
Council Tax - Band C
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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