



**The Dell Kirton Lane
Thorne DN8 5RG**

**Offers Around £440,000
FREEHOLD**

UNEXPECTEDLY BACK ON THE MARKET Brand new FIVE bedroom, THREE bathroom detached house with balcony. Substantial rear garden. Private location and walking distance to golf course. Super flexible accommodation, Ideal for dependent relative. Large spacious lounge. Modern fitted kitchen/diner with bi-fold doors and utility room. New carpets fitted. Viewing Essential. EPC B.



- HIGHLY INDIVIDUAL FIVE BEDROOM HOUSE • Super flexible living accommodation • Substantial lounge with French doors

INFORMATION

'The Dell' is a magnificent and individual brand new property, offering extremely flexible living accommodation that could also house a dependent relative with a ground floor en-suite bedroom. Tucked away on a private driveway shared with only one other property, the wrap around gardens are notably substantial with large areas to the side of the property, giving a sense of space and to the rear, overlooking a large tree planted and grassed open area. Built by a local highly regarded builder, this is a rare opportunity to purchase a forever family home set within a large plot.

ENTRANCE HALL

Front composite double glazed entrance door with UPVC double glazed side panel. Radiator.

LOUNGE

19'7" x 17'2"

Front facing UPVC double glazed window and rear UPVC double glazed French doors with adjoining side panel windows. Feature staircase with glass balustrade leading to the first floor.

AREA ADJOINING LOUNGE

10'0" x 7'6"

This area wraps around from the lounge and to the side of the stairs and leads into the kitchen/diner through glazed double doors and continues into the inner hall.



KITCHEN/DINER

19'6" x 12'9"

Rear facing UPVC double glazed window and rear double glazed Bi-fold doors. Fitted with light grey shaker style wall and base units with marble effect worksurfaces extending into a breakfast bar. Integrated stainless steel one and a half bowl sink and drainer with marble effect splashbacks. Integrated five ring electric hob with glass splashback and extractor hood above. Two integrated electric ovens. Built-in dishwasher. Space for american style fridge freezer. Oak effect herringbone flooring. Radiator. Inset ceiling spotlights plus pendant light to the dining area. Door into the utility room.

UTILITY ROOM

10'11" x 5'1"

Fitted with matching grey shaker style base units with marble effect laminate worktop and marble effect metro style tiled splashbacks. Integrated stainless steel sink and drainer. Space for washing machine and dryer. Oak effect herringbone flooring. Concealed wall mounted gas combi central heating boiler. Rear UPVC entrance door to the garden/side and internal door through to the garage.

W.C

9'1" x 3'5"

Fitted with a white w.c and wash hand basin with integrated storage below. Towel radiator. Timber effect tiled floor.



- Large kitchen/diner with bi-fold doors
- Utility room & Ground floor w.c.
- Ground floor en-suite bedroom

WALK-IN CUPBOARD

5'2" x 3'5"

Timber effect laminate flooring. Ideal storage for hoover/ironing board, coats and shoes.

BEDROOM FOUR

13'4" x 12'7"

This is a perfect flexible use room which could be used as a guest bedroom, perfect teenagers bedroom, dependent relative or even a games room. Front facing UPVC double glazed window. Radiator. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

6'6" x 5'8"

Fitted with a tiled double shower cubicle with mains fed shower, vanity wash hand basin with storage cupboard and w.c. Marble effect metro tiled splashbacks. Laminate floor. Inset ceiling spotlights. Towel radiator.

LANDING

Feature glass balustrade to the staircase with double glazed skylight above. Doors off to all rooms. Radiator.

MASTER BEDROOM

17'1" x 14'8"

Front and rear facing UPVC double glazed windows. Radiator. Access to the en-suite and walk-in wardrobe.

EN-SUITE SHOWER ROOM

7'4" x 5'5"

Fitted with a tiled shower cubicle with mains fed shower, vanity wash hand basin with storage cupboard below and w.c. Towel radiator. Inset ceiling spotlights. Laminate floor.

WALK-IN WARDROBE

5'7" x 5'5"

Radiator.

BEDROOM TWO

17'1" x 14'6"

Rear facing UPVC double glazed French doors leading out onto the balcony with open rear aspect. Radiator.

BALCONY

14'6" x 3'10"

Super indulgent chill out space built with overhead roof with integrated spotlights, glass and stainless steel balustrade and a composite decked floor.

BEDROOM THREE

14'7" x 14'4"

Front facing feature UPVC double glazed window. Radiator.

BEDROOM FIVE / STUDY

12'11" x 6'5"

Rear facing double glazed skylight. Radiator.



- Master bedroom with en-suite
- Rear balcony, Luxury family bathroom
- Substantial plot, Generous parking
- Extending to approx. 203.5 sq.m

BATHROOM

12'11" x 7'9"

Front facing UPVC double glazed window. Stunning four piece bathroom comprising of a feature free standing contemporary slipper style bath, tiled double shower cubicle with mains fed shower and brass detail and a vanity wash hand basin with storage cupboard/shelving and w.c. Wall mounted LED mirror. Two tall towel radiators. Oak effect herringbone flooring. Inset ceiling spotlights. Built-in storage cupboard.

OUTSIDE

There is a large block paved driveway/forecourt creating easy parking for multiple vehicles which also leads to the garage. To the right side of the garage is a pebble chipped area which would make an ideal space for caravan parking. From here you can directly access the rear garden and also to the left side of the

property where there is a wide side garden, which if needed could be altered to provide a further driveway or parking.

GARAGE

14'4" x 10'11"

Front remote control roller shutter door. Electric lighting and power and also a cold water tap. Internal door leading into the utility room.

The rear garden is substantial with paved patios and a large lawned area with timber panelled fencing.





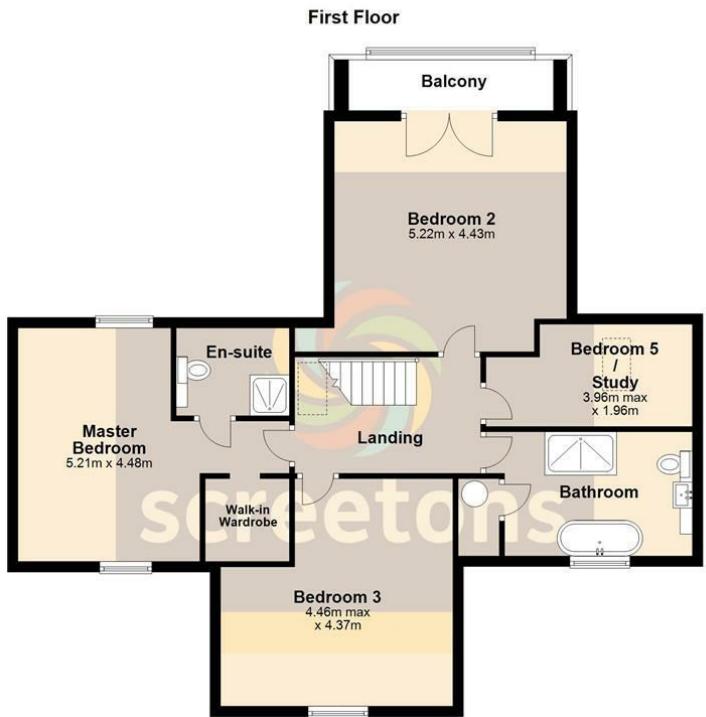
Additional Information

Local Authority - Doncaster

Council Tax - Band E

Viewings - By Appointment Only

Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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

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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