



Plot 25 Breck Lane, Doncaster DN10 5EF

£224,000

Whispering Fields – A Peaceful Rural Retreat with Modern Luxury

Welcome to Whispering Fields, a premium development of just 24 individually designed homes nestled in the heart of the countryside. Surrounded by picturesque lakes, open green spaces, and the gentle flow of the River Idle, this exclusive location offers a perfect blend of tranquillity and everyday convenience. Ideal for families, the development is just a short, scenic walk from Mattersey Primary School, which has been rated "Good" by Ofsted. Several other highly regarded schools are only a few minutes' drive away and are easily accessible via local bus routes, making Whispering Fields a practical choice for growing families.

To be eligible for the Country Policy Scheme you must:

- Be a first-time buyer – all parties
 - The buyer is at least 23 years old but who has not reached the age of 40
 - Household income threshold must not exceed £80,000
 - Sole residence
 - Must be able to get a mortgage – no cash buyers
 - Sale price should not exceed £250,000
 - Cannot rent/let the property out
 - Be a resident of Bassetlaw DC for 3 years; or:
 - Have a permanent employment in Bassetlaw DC for the last 3 years; or:
 - Have a local connection in Bassetlaw DC for at least 5 years of the last 15 years and have grandparents, parents, sibling or child living; or
 - Be returning to the area from the Armed Forces
- Please contact us to discuss your eligibility for the Country Policy Scheme for Whispering Fields.

locating your ideal home





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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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