



**81 Baulk Lane, Doncaster
DN11 8PF**

Guide price £210,000

GUIDE PRICE £210,000 - £220,000

Upon entering, you're greeted by a welcoming porch leading to a separate, cosy living room, ideal for relaxing evenings. To the rear, a bright and airy open-plan kitchen diner forms the heart of the home — featuring modern fitted units, ample workspace, and integrated appliances, seamlessly opening into a sunroom that floods the space with natural light. This sociable area is perfect for entertaining, family meals, or simply enjoying garden views all year round.

Upstairs, there are three generously sized double bedrooms, each offering excellent natural light and ample storage potential. The main bathroom is well-appointed with a stylish three-piece suite, with a separate shower room.

Outside, the beautifully landscaped southwest-facing rear garden provides an idyllic outdoor retreat with patio seating areas, raised borders, and uninterrupted far-reaching views across open countryside. The outlook will remain unspoiled for the next 2–3 years before nearby development completes, allowing you to fully enjoy the peaceful setting.

To the front, a driveway offers convenient off-road parking alongside a neatly maintained front garden, plus an attached garage, enhancing the property's kerb appeal.

Located in a quiet and desirable residential area, the home is within easy reach of local shops, schools, and amenities, as well as excellent transport links to the A1(M) and surrounding towns — making it ideal for families, first-time buyers, or professionals seeking a move-in-ready home in a sought-after location.

- Extended Three-Bedroom Semi-Detached Home
- Perfect Fit Blinds To The Ground Floor
- Driveway With Attached Garage
- Spacious Open-Plan Kitchen Diner And Sunroom
- Family Bathroom Plus Separate Shower Room
- Viewings Advised
- Separate Living Room And Practical Utility Room
- Beautifully Landscaped Southwest-Facing Rear Garden With Far-Reaching Views

locating your ideal home



Outside

Porch

Welcoming porch leading through to the main living space;

Lounge

A spacious and bright main reception room with a large front-facing UPVC window that fills the space with natural light. Tastefully decorated with neutral tones and modern finishes, creating a warm and inviting atmosphere. Features a comfortable layout ideal for family gatherings or relaxing evenings.

Kitchen/Dining Room

A stylish and contemporary fitted kitchen equipped with high-quality Bosch appliances, including a gas hob, double oven, integrated fridge, and dishwasher. It features a ceramic sink with waste disposal unit set into a premium granite worktop, combining practicality with elegant design. A modern extractor hood, ample wall and base cabinetry, and tiled flooring provide both functionality and a sleek finish. The open-plan layout offers a welcoming social hub ideal for family dining, entertaining, and everyday living, with a central dining area that comfortably accommodates a family-sized table and chairs, finished with elegant engineered oak flooring. The space leads seamlessly into the sunroom, enhancing natural light and creating a bright, airy flow, with convenient access to the utility room on the right-hand side.

Sun Room

A beautifully designed extension with a solid roof, perfect-fit blinds, and elegant engineered oak flooring, creating a warm and inviting space that can be enjoyed year-round. Large windows and French doors frame stunning views across the southwest-facing garden, allowing natural light to flood the room while maintaining a comfortable ambience.

Utility Room

A highly practical and well-organized space featuring plumbing for a washing machine and housing an additional fridge for extra convenience. The utility room also accommodates the home's modern combi boiler and includes a Hive smart heating system, offering efficient temperature control and energy management.

First Floor

Bedroom One

A spacious and well-proportioned double bedroom located at the front of the property, featuring fitted wardrobes that provide excellent storage solutions. A large UPVC window fills the room with natural light and offers a pleasant street outlook, while the soft, neutral décor creates a calm and relaxing atmosphere.

Bedroom Two

A generous double bedroom positioned at the rear of the property, enjoying stunning open views across the southwest-facing garden and surrounding countryside. Ideal as a guest bedroom or secondary master, it offers ample space for freestanding furniture, while the large UPVC rear window fills the room with natural light and perfectly frames the picturesque outlook.

Bedroom Three

Small double bedroom located at the front of the property, currently ideal as a guest room, nursery, or home office. A front-facing UPVC window enhances the room's bright and airy feel, making it a versatile space to suit a variety of needs.

Family Bathroom

A well-appointed family bathroom featuring an enclosed bath with overhead shower, pedestal wash basin, and low-flush WC. Finished with modern wall tiling and complemented by a frosted UPVC window to the rear, the room enjoys both privacy and natural light. Electric underfloor heating adds a touch of luxury and comfort.

Shower Room

A contemporary fitted shower room featuring a walk-in shower enclosure, low-flush WC, and underfloor heating for added comfort. A UPVC side window provides excellent ventilation and natural light.

Outside

Rear Elevation

The southwest-facing rear garden is a true highlight of the property, beautifully landscaped to create a peaceful and private outdoor haven. It features a combination of patio and lawn areas, perfect for outdoor dining, entertaining, or family play, while raised borders planted with a variety of shrubs and perennials add colour and interest throughout the year. Far-reaching open views stretch across the surrounding countryside, offering a tranquil backdrop that will remain unspoiled for approximately 2–3 years before nearby development completes.

Front Elevation

The front elevation features an off-road block-paved driveway providing parking for two cars, offering both convenience and curb appeal. A low-maintenance gravel area complements the frontage and leads to the attached garage, which benefits from power and lighting—ideal for secure parking, storage, or workshop use.

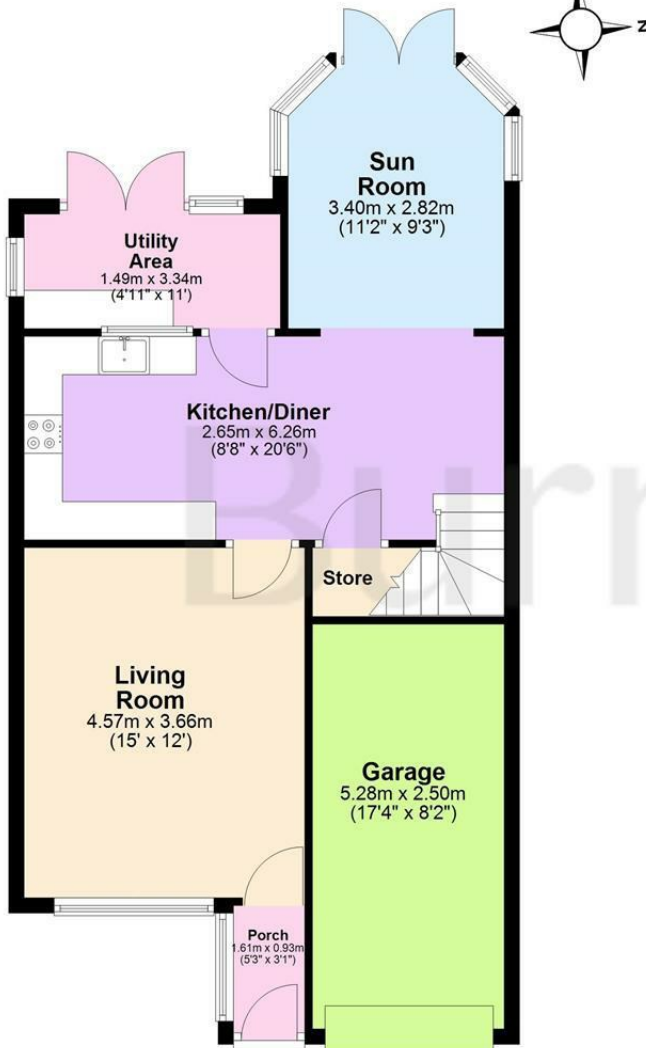


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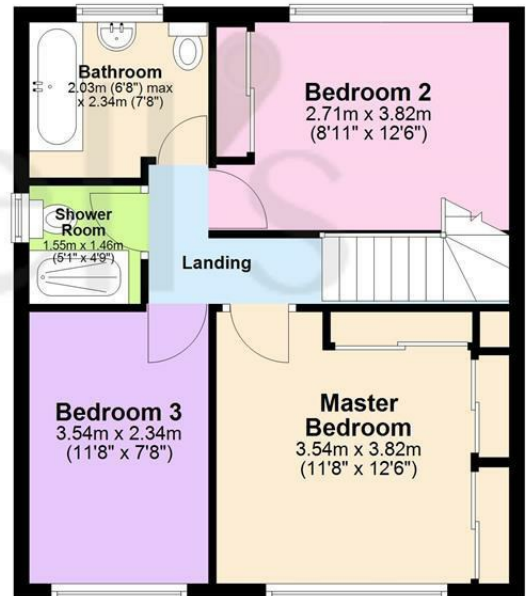
Ground Floor

Approx. 66.8 sq. metres (719.1 sq. feet)



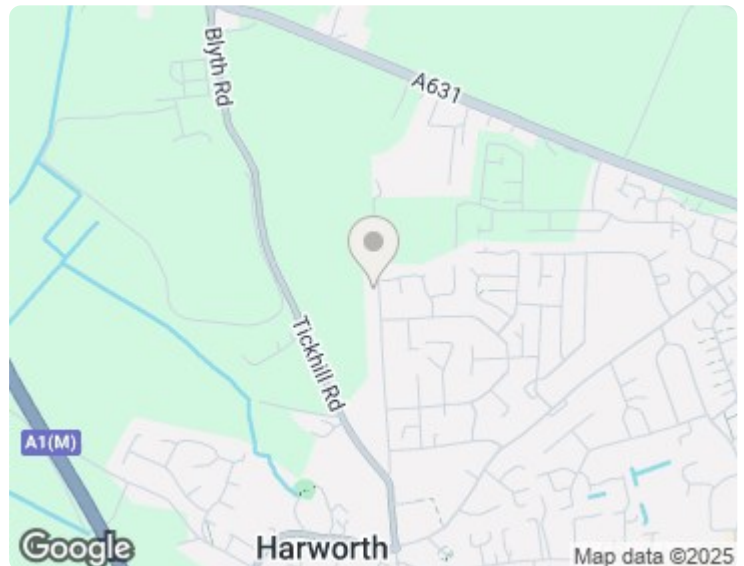
First Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



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	
71	77
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.

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