

# Keith Clough

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## Spire View, 10 Burnham Road Epworth, DN9 1BU

Offers In The Region: £469,950



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# Spire View, 10 Burnham Road, Doncaster, DN9 1BU

A wonderful spacious home offering ample accommodation. Recently extended offering a generous open plan kitchen/dining area to the rear. This home is a credit to its current owners. Comprising also of a living room, utility, and cloakroom to the ground floor. Bedroom one with ensuite facilities and dressing room, bedroom two with ensuite, three further bedrooms and family bathroom to the first floor. South facing lawned garden with extensive patio, lawned front garden. Brick block paved driveway with ample parking and attached double garage. Located in the historical market town of Epworth this property must be viewed to appreciate the home that is on offer. Contact agents for internal inspection.

**ENTRANCE PORCH:** Brick base with front and side facing windows. Front facing upvc door and personal glass panelled door leading into reception hallway.

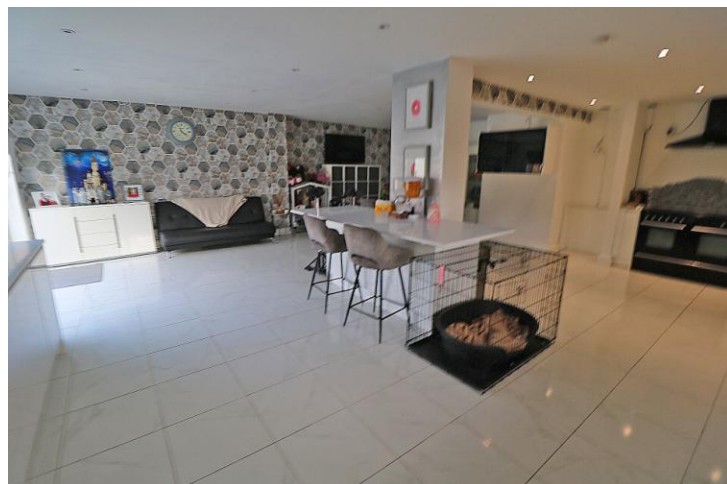
**RECEPTION HALLWAY:** Staircase leading to first floor landing and bedrooms. Under stairs storage cupboard. Parquet flooring. Radiator.



**LIVING ROOM: 22' 0" x 13' 10" (6.731m x 4.224m)** Front facing window. Double doors into extensive kitchen. Radiator.



**OPEN PLAN KITCHEN DINING: 30' 5" x 24' 11" (9.286m x 7.608m)** Side facing window and rear facing patio doors giving access to garden. Extensive fitted white high gloss wall and base units with drawers and larder storage. Integrated dish washer and fridge freezer. Built in AEG microwave. Range master double oven with warming drawer and extractor fan over. Worktop incorporating a one and a half bowl single drainer sink with mixer tap and tiled splash backs. Central breakfast bar with cupboards under. Tiled floor. Space for log burner. Dining/living area. Ceiling spotlights. Double doors into the living room.





**UTILITY: 15' 1" x 10' 2" (4.609m x 3.103m)** Rear facing window and entrance door. Fitted base and wall units. Larder and high-level storage. Provisions for white goods. Work top incorporating a stainless-steel single bowl drainer sink with mixer tap. Tiled splash backs. Tiled floor. Personal door into the garage. Radiator



**CLOAKROOM:** Side facing window. Low flush WC and pedestal wash basin. Half tiled walls and tiled floor. Radiator.

### FIRST FLOOR LANDING

Front facing window. Gallery landing.



**BEDROOM 1: 15' 4" x 14' 9" (4.689m x 4.514m)** Two front facing windows. Coved ceiling with ceiling spotlights. Television point. Radiator.



**DRESSING ROOM: 9' 11" x 9' 11" (3.048m x 3.026m)**

Fitted wardrobes with matching dressing table with drawers and mirror. Ceiling spotlights. Loft access. Radiator. Access to ensuite.

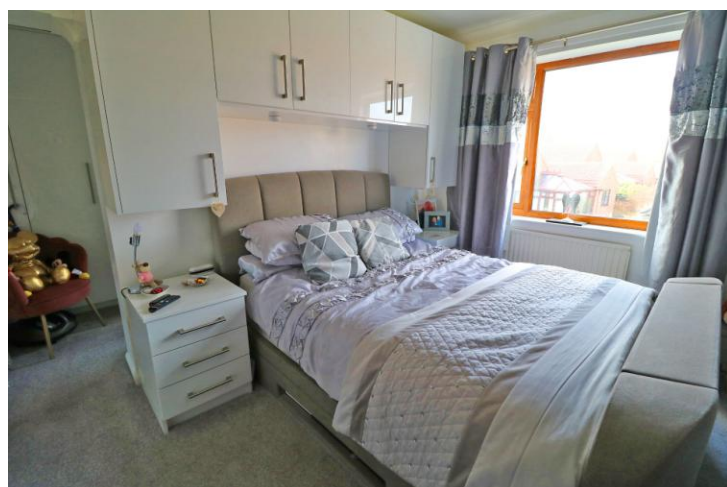
**ENSUITE: 8' 5" x 7' 1" (2.585m x 2.184m)** Rear facing window.

Fitted white suite comprising of a low-level WC, pedestal wash basin with vanity mirror power and shaving point and shower cubicle. Tiled walls and floor. Heated towel rail.



**BEDROOM 2: 12' 0" x 8' 8" (3.668m x 2.643m)** Rear facing

window. Ceiling spotlights. Open access to dressing area with built in wardrobes. Radiator.



**ENSUITE:** Rear facing window. Fitted white suite comprising of a low-level WC, pedestal wash basin with vanity mirror over and shower cubicle. Tiled walls. Ceiling spotlights. Heated towel rail.

**BEDROOM 3: 10' 9" x 10' 3" (3.281m x 3.134m)** Front facing window. Radiator.





**BEDROOM 4:**13' 10" x 10' 10" (4.235m x 3.322m) Front facing window. Telephone point. Radiator.



**BEDROOM 5:**12' 2" x 11' 11" (3.713m x 3.643m) Rear facing window. Built in wardrobes. Television point. Radiator.



**BATHROOM:**12' 1" x 6' 9" (3.684m x 2.081m) Rear facing window. Fitted white suite comprising of a vanity sink unit with cupboards, display top with drawers incorporating a low-level WC, panelled p-shaped bath with rain shower over and side screen. Additional base and wall units. Tiled walls and floor. Ceiling spotlights. Loft access. Heated towel rail.



**OUTSIDE:** To the front a brick block paved driveway offers ample parking and access to an attached double garage with electric door. Lawned garden. A wooden gate at the side gives access to the rear. The south facing rear benefits from a lawned garden and extensive patio area with wall and wooden fence boundaries. External tap and lights.



note: appliances such as radiators, heaters, boilers, fixtures and utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantees can be given that they are suitable or in working order. We cannot guarantee that buildings regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(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	







