



**PANTERA  
PROPERTY**

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## **Craigard Doncaster Road** **, Langold, S81 9RT**

Pantera Property are delighted to offer to the market a four-bedroom detached house. The property is part way through renovation providing a rare opportunity to add your own personal touch to the property. The property benefits from off street parking, a generous garden – part lawn and part paved, an outbuilding and double garage.

Internally, on the ground floor, the property comprises of a hallway leading to an open plan kitchen diner, utility room, a separate reception room, office room, WC, and conservatory. On the first floor, the property benefits from a generous landing space, a main bathroom and four bedrooms, two of which boast en-suites.

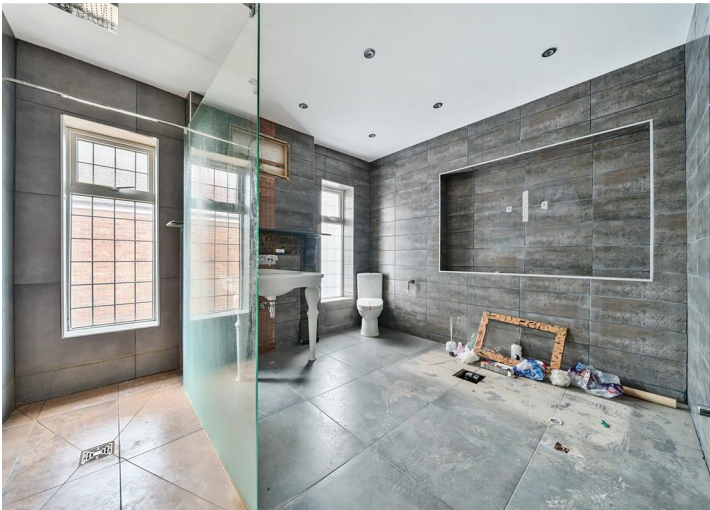
**£395,000**

# Craigard Doncaster Road

, Langold, S81 9RT

- Great opportunity to add value
- No onward chain
- Two reception rooms
- Balcony
- Sold as seen
- Garage and outbuildings

The property is superbly situated with farm land views, close by local shops and amenities as well as a country park and neighbouring villages of Oldcotes and Tickhill. The property is also close by to the A1(M) at Blyth and the M18 at Maltby opening up many other regional areas within comfortable commuting distance.



## Doncaster Road, Worksop, S81

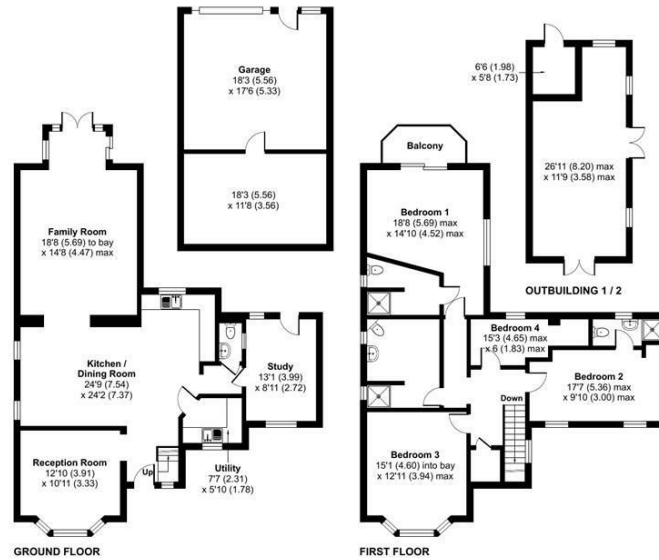
Approximate Area = 2122 sq ft / 197.1 sq m

Garage = 544 sq ft / 50.5 sq m

Outbuilding = 314 sq ft / 29.2 sq m

Total = 2980 sq ft / 276.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Pantera Property. REF: 1111918



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 64      | 71                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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