



**Corner House Trundle Lane
Fishlake DN7 5LP**

Offers Around £425,000

FREEHOLD

VIEWING ESSENTIAL - This FOUR double bedroom property would make an ideal family home, perfectly presented and finished to a high standard. If space is what you need this home includes a large living/kitchen/diner with utility, lounge, snug, two bathrooms and a large brick double garage with attached garden room.



- FOUR DOUBLE BEDROOM LINK DETACHED • Modern fitted living/kitchen/dining room • Utility room, Ground floor w.c.

ENTRANCE HALL

Front UPVC double glazed entrance door. Feature spindle balustrade staircase with half landing leading to the first floor. Useful understairs storage cupboard. Luxury timber effect laminate floor. Radiator. Doors off to all rooms.

LIVING / KITCHEN / DINING ROOM

23'3" x 14'3"

Two UPVC double glazed windows and UPVC double glazed French doors leading out into the courtyard. Fitted with modern and contemporary matt grey handleless wall, base and drawer units with quartz worksurfaces and upstands incorporating a stainless steel sink unit. Central island with quartz waterfall worksurface with three feature pendant lights and integrated wine cooler. Two built-in electric ovens and five ring induction hob with extractor hood above. Integrated dishwasher. Space for American style fridge freezer. Two radiators. Inset ceiling spotlights. Luxury timber effect laminate floor. Door through to the utility room/pantry.

UTILITY ROOM

13'9" x 5'1"

UPVC double glazed window. Fitted with matching contemporary matt grey handleless wall and base units with quartz worksurfaces and open shelving. Integrated

undercounter fridge. Space and plumbing for washing machine and dryer. Luxury timber effect laminate floor. Concealed wall mounted LPG combi central heating boiler.

LOUNGE

20'6" x 14'3"

Two UPVC double glazed windows and UPVC double glazed French doors opening out into the courtyard. Feature media wall with inset T.V space and built-in log effect electric fire. Two radiators. Luxury timber effect laminate floor.

SNUG

14'3" x 10'0"

Two UPVC double glazed windows. Luxury timber effect laminate floor. Radiator.

W.C

8'8" x 3'10"

Fitted with a modern white w.c and vanity wash hand basin. Laminate floor. Radiator.

LANDING

Feature spindle balustrade to the staircase. UPVC double glazed window. Doors off to all rooms. Loft access point. Radiator.



- Spacious lounge and snug
- Large master bedroom with en-suite
- Private and secure courtyard
- Brick double garage plus garden room
- UPVC double glazed
- LPG central heating
- VIEWING ESSENTIAL

MASTER BEDROOM

20'6" x 14'3"

Three UPVC double glazed windows. Radiator. Access into the en-suite shower room.

EN-SUITE SHOWER ROOM

6'4" x 5'9"

UPVC double glazed window. Fitted with a modern suite comprising of a tiled shower cubicle with electric shower, vanity wash hand basin and w.c. Tiled walls. White towel radiator.

BEDROOM TWO

14'3" x 11'6"

Three UPVC double glazed windows. Built-in wardrobes with bifold doors to one wall. Radiator.

BEDROOM THREE

14'3" x 8'2"

Two UPVC double glazed windows. Radiator.

BEDROOM FOUR

11'1" x 8'2"

UPVC double glazed window. Radiator.

BATHROOM

10'9" x 5'8"

UPVC double glazed window. Fitted with a modern suite comprising of a mains fed shower with rainfall head and glass screen, pedestal wash hand basin and w.c. Fully tiled walls and floor. Towel radiator.

OUTSIDE

Standing within an attractive and private walled courtyard, the property is accessed via high wrought iron and composite double gates which open out into a large block paved courtyard providing both parking and perfect low maintenance entertaining area, also creating a secure space for children and pets with direct access into the house. There is also access to a large double brick garage with adjoining garden room which would make an ideal work from home space. Outside cold water tap. Concealed LPG tank.

DOUBLE GARAGE

23'7" x 16'7"

Two front roller shutter doors. Glazed window.

GARDEN ROOM

16'7" x 11'10"

Front UPVC double glazed French doors with adjoining



windows. Quarry tiled floor. This room could make an ideal work from home space.

LOCATION

'Corner House' is located in the heart of Fishlake, enjoying countryside walks and wildlife all on the doorstep. The village of Fishlake has the Hare & Hounds Pub, The Old Butchers Café, Riding School and Truffle Lodge Luxury Spa and is located within minutes of junction 6 of the M18 motorway, opening up the M62, A1 and the M180. The nearby village of Thorne, which is only a few minutes drive, has shopping facilities such as Sainsburys, Aldi, Lidl, B & M, McDonalds, Taco Bell and KFC. You have the benefit of living in the countryside but having facilities all within a few minutes drive.





Additional Information

Local Authority - Doncaster
Council Tax - Band E
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



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	40	54
(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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