



**Kimberram Dirty Lane**  
**Fishlake DN7 5LS**

**£399,000**  
**FREEHOLD**

BRAND NEW BUILD. FOUR bedroom detached with single garage. Double aspect stunning open plan living/kitchen/diner with bi-fold doors. Spacious double aspect lounge also with bi-fold doors and recessed lighting. Master bedroom with en-suite. Family bathroom. Glass balustrade galleried landing. Gardens. VIEWING ESSENTIAL.



- FOUR BEDROOM DETACHED HOUSE • BRAND NEW BUILD READY TO MOVE IN TO • Stunning double aspect living/kitchen/diner

### ENTRANCE HALL

10'3" x 9'9"

UPVC double glazed composite entrance door and two UPVC double glazed windows. Feature staircase with glass balustrade. Doors off to all rooms. Underfloor heating panel.

### LOUNGE

22'9" x 12'11"

UPVC double glazed walk-in bay window and double glazed Bi-fold doors. Recessed lighting. Underfloor heating.

### LIVING/KITCHEN/DINER

22'9" x 16'11"

Front UPVC double glazed window and rear double glazed Bi-fold doors. Fitted with new dark blue shaker style wall and base units with marble effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with metro style tiled splashbacks. Integrated electric oven, hob and extractor hood above. Integrated dishwasher. Two built-in and concealed fridge freezers. Door into the utility room. Underfloor heating.

### UTILITY ROOM

8'6" x 4'2"

Rear UPVC double glazed composite entrance door. Built-in

cupboard housing the hot water boiler. Matching dark blue shaker style wall and base unit with marble effect laminate worksurface and metro style tiled splashbacks. Space and plumbing for washing machine. Underfloor heating.

### W.C

6'4" x 3'10"

Fitted with a white suite comprising of a vanity wash hand basin and w.c. Tiled walls and floor. Underfloor heating.

### GALLERIED LANDING

UPVC double glazed window. Feature glass balustrade staircase. Radiator. Doors off to all rooms.

### MASTER BEDROOM

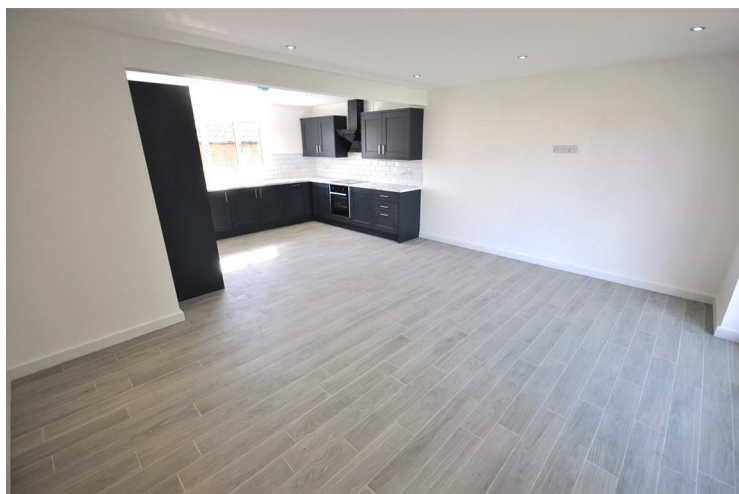
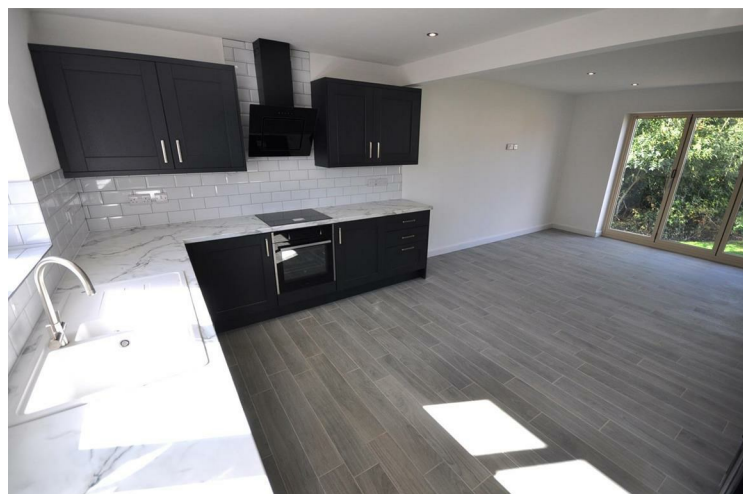
13'4" x 13'0"

Rear facing UPVC double glazed window. Radiator. Door into the en-suite.

### EN-SUITE SHOWER ROOM

8'5" x 3'10"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a tiled shower cubicle with mains shower, vanity wash hand basin and w.c. Tiled walls and floor. Chrome towel radiator.



- Double aspect lounge with bi fold doors
- Feature hallway
- Private road of only two houses
- Air source heat pump central heating
- UPVC double glazed
- Single brick garage
- VIEWING ESSENTIAL

## BEDROOM TWO

13'0" x 10'7"

Front facing UPVC double glazed window. Radiator.

## BEDROOM THREE

13'0" x 10'7"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM FOUR

13'1" x 8'2"

Front facing UPVC double glazed window. Radiator.

## BATHROOM

8'5" x 5'9"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a 'P' shaped bath with glass screen and mains shower, vanity wash hand basin and w.c. Tiled walls and floor. Chrome towel radiator.

## OUTSIDE

Located on a private road serving only one other property, there is a block paved driveway leading to a single brick semi-detached garage. There is access to both sides of the house leading into a generous sized rear garden with feature stone steps leading upto the house.

## SEMI-DETACHED BRICK GARAGE

Front roller shutter access door.

## HEATING

The property has an air source heat pump fitted which provides the heating via underfloor to the ground floor and then radiators to the first floor. The hot water is supplied via an electric heated water tank located in the utility room cupboard.

## NO UPWARD CHAIN

The property is fully built and ready to move into.





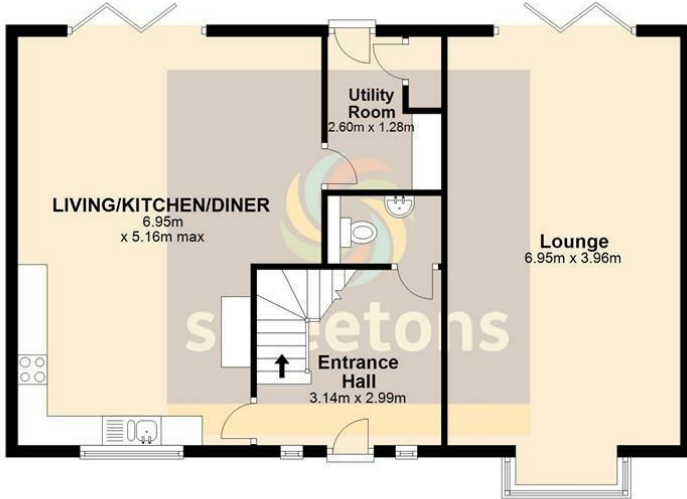


## Additional Information

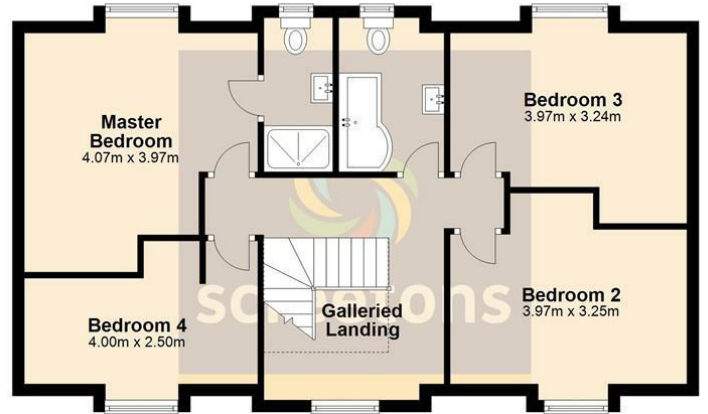
**Local Authority** - Doncaster  
**Council Tax** - Band E  
**Viewings** - By Appointment Only

**Tenure** - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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