

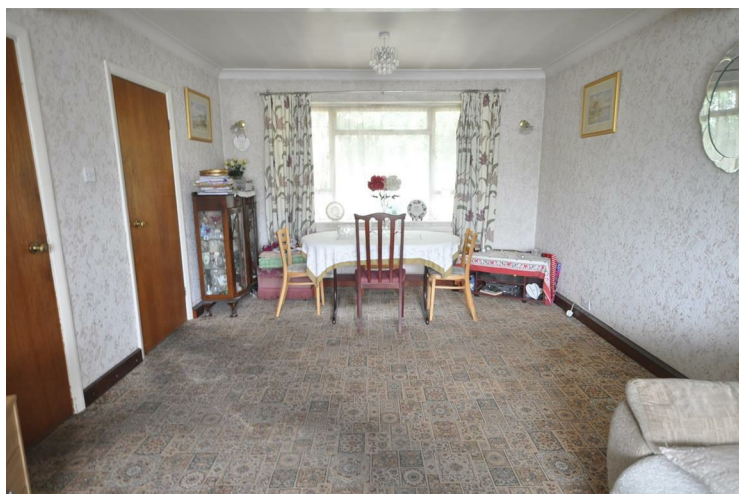


High Gables Broad Lane Sykehouse DN14 9AY

Offers Around £320,000

FREEHOLD

Spacious THREE bedroom DETACHED house set within wrap around gardens. Huge Scope and potential. Spacious Entrance Hall, Lounge/diner, Kitchen & Utility room. Gated driveway and garage. Sought after residential village. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM DETACHED HOUSE**
- **Spacious Entrance Hall**
- **Lounge/diner**
- **Fitted kitchen, Utility room**

NO UPWARD CHAIN INVOLVED

The property has the benefit of no upward chain and please be aware, before booking any viewings, the property does require upgrading and modernisation throughout.

ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Open tread staircase leading to the first floor. Doors into the lounge/diner and kitchen.

OPEN PORCH

LOUNGE/DINER

22'10" x 11'10"

Front facing UPVC double glazed window and rear single glazed window. Tiled fireplace with solid fuel fire with back boiler serving the hot water and central heating. Two radiators. Door into the kitchen.

KITCHEN

11'11" x 8'7"

Rear facing single glazed window. Fitted with a range of wall and base units with granite effect laminate worksurfaces incorporating a sink and drainer with splashback tiling. Built-in electric oven, grill and four ring electric hob. Space for fridge freezer. Radiator. Door into the utility room.

UTILITY ROOM

5'7" x 4'5"

Single glazed side entrance door and rear facing single glazed window. Space and plumbing for washing machine and dishwasher with marble effect laminate worksurface. Door into the w.c.

W.C

5'6" x 3'9"

Side facing single glazed window. Fitted with a corner wash hand basin and w.c.

LANDING

Front facing UPVC double glazed window. Doors off to all rooms. Loft access.

BEDROOM ONE

12'4" x 11'8"

Front and side facing UPVC double glazed windows. Radiator. Door into a walk-in wardrobe.

WALK-IN WARDROBE

6'9" x 3'7"



- Majority UPVC double glazed • Solid fuel central heating • Wrap around gardens • Driveway & Garage • NO UPWARD CHAIN INVOLVED • Extending to approx. 121.1 sq.m

BEDROOM TWO

12'4" x 11'10"

Front and side facing UPVC double glazed windows. Radiator.

Door into a walk-in wardrobe.

WALK-IN WARDROBE

6'9" x 3'7"

SHOWER ROOM

7'6" x 7'0"

Rear facing UPVC double glazed window. Fitted with a tiled shower cubicle with electric shower and a pedestal wash hand basin. Tiled walls. Radiator.

W.C

4'0" x 3'10"

Rear facing UPVC double glazed window. Fitted with a w.c.

OUTSIDE

The front garden is lawned with established hedge and wrought iron gates leading onto the driveway providing off road parking and leading to the garage. The lawned gardens extend to both sides of the house and lead into the rear which with established conifers to the rear boundary.





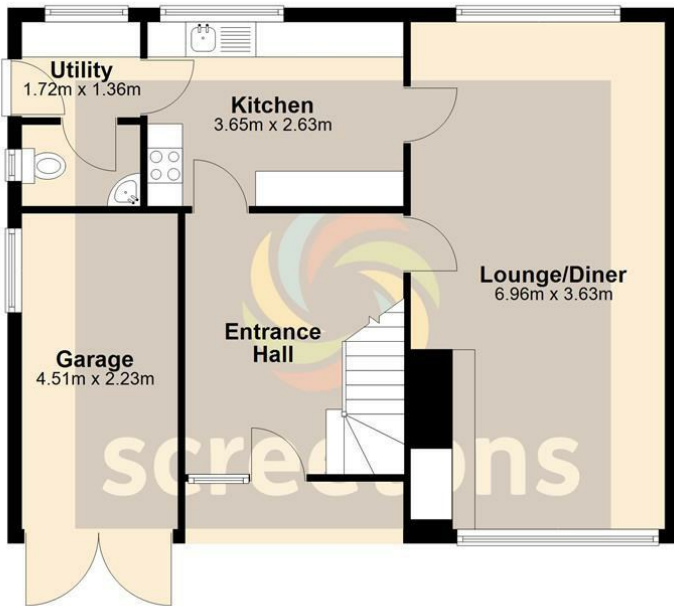


Additional Information

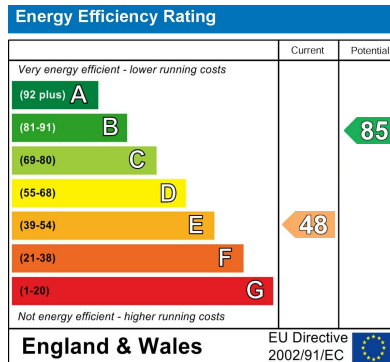
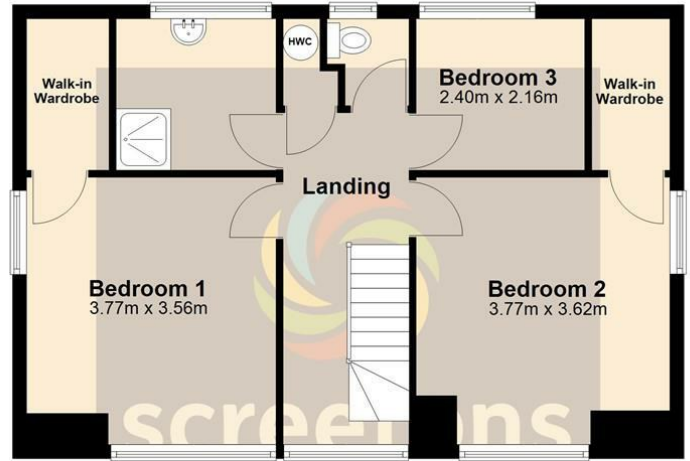
Local Authority - Doncaster
Council Tax - Band D
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



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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