



65 Kirton Lane  
Thorne DN8 5RF

Offers Over £230,000

**FREEHOLD**

EXTENDED FOUR DOUBLE bedroom semi-detached house. Great sized family accommodation. New fitted kitchen and bathroom. Home Office/Utility room. En-suite bathroom & Family bathroom. Parking for several cars. Private rear garden. Popular non estate location. Viewing Essential.





- EXTENDED FOUR DOUBLE BEDROOM SEMI-DETACHED • Lounge, Fitted kitchen/diner (new 2020) • Home Office/utility extension with w.c.

## ENTRANCE HALL

Front UPVC double glazed composite entrance door with side windows. Staircase to the first floor. Door into the lounge and through to the reception room extension. Radiator.

## LOUNGE

14'2" x 13'3"

Front UPVC double glazed window. Feature contemporary stainless steel gas fire. Two wall lights. Radiator. Open access into the kitchen/diner.

## KITCHEN/DINER

17'6" x 8'5"

Rear facing UPVC double glazed French doors and window. Fitted with a range of white shaker style wall and base units (new in 2020) with butchers block worksurfaces incorporating a white sink and drainer. Free standing five ring gas range master oven with glass splashback and extractor hood above. Integrated dishwasher and undercabinet fridge and freezer. Radiator. New solid oak flooring due to be fitted.

## HOME OFFICE / UTILITY

29'4" x 6'6"

Maximum dimensions of the full room. Useful multi function

room currently used as a home office area to the front (4.56m x 2.00m) and utility area to the rear. Front and rear facing UPVC double glazed windows. Rear UPVC double glazed entrance door leading into the garden. The utility area is fitted with maple finished wall and base units with black granite effect worksurfaces and incorporating a circular stainless steel sink and drainer. Wall mounted 'Ideal' gas combi boiler (new November 2020). Door into the w.c. Tiled floor. Radiator.

## W.C

Fitted with a white wash hand basin and w.c. Radiator. Tiled floor.

## LANDING

Doors off to all rooms. Loft access with pull down ladder, power, lighting and part boarded.

## MASTER BEDROOM

12'0" x 10'10"

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

## EN-SUITE BATHROOM

7'4" x 6'6"

Front facing UPVC double glazed window. Fitted with a white



- Family bathroom (new 2021)
- En-suite bathroom to master bedroom
- Gas central heating (new boiler 2020)

suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls. Radiator.

## BEDROOM TWO

10'2" x 10'2"

Rear facing UPVC double glazed window. Radiator. Useful built-in storage cupboard.

## BEDROOM THREE

14'11" x 6'6" maximum

Front facing UPVC double glazed window. Radiator.

## BEDROOM FOUR

14'2" x 6'6"

Rear facing UPVC double glazed window. Radiator.

## BATHROOM

7'0" x 5'6"

Rear facing UPVC double glazed window. Fitted with a white three piece suite (new 2021) comprising of a panelled bath, pedestal wash hand basin and w.c. Radiator.

## OUTSIDE

The front garden is planted with mature ornamental conifers to the boundary creating a high degree of privacy with a gravelled driveway/parking area providing off road parking

for several vehicles.

The rear garden is lawned with railway sleeper edging, paved and gravelled seating areas, raised sleeper slate chipped shrub beds and timber panelled fencing. There is a timber garden shed and space for hot tub.

## SOLAR PANELS

Solar panels are installed creating great energy savings.



- UPVC double glazed
- Parking for several cars
- Private rear garden
- Extending to approx. 109.3 sq.m





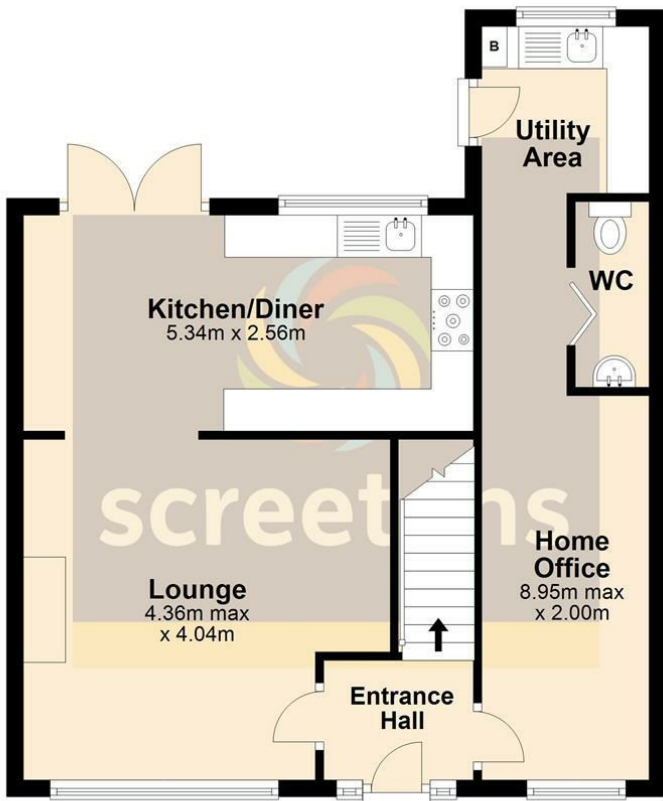


## Additional Information

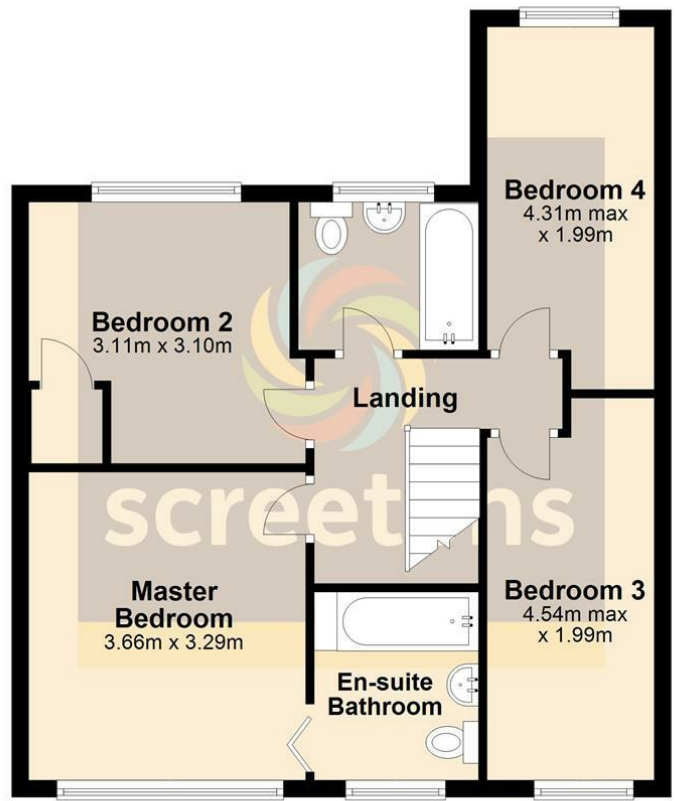
**Local Authority** - Doncaster  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Tenure** - Freehold

**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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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