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**Spring Lane, Sprotbrough, Doncaster Offers Over £500,000**

**71 Spring Lane, Sprotbrough, Doncaster, Yorkshire, DN5 7QQ**

**SUBSTANTIAL 5 BEDROOM DETACHED HOUSE / BEAUTIFUL VILLAGE POSITION WITH VIEWS/ AMPLE PARKING & DOUBLE GARAGE / DESIGNER STYLED KITCHEN BY 'DAVOCK KITCHENS' / IMMACULATE PRESENTATION THROUGHOUT / EARLY VIEWING ESSENTIAL //**

The property has been extended and upgraded over the years to create this exceptional family home including a large open plan designer styled contemporary kitchen. It benefits from gas radiator central heating via a modern combination type boiler, pvc double glazing, and briefly comprises: Reception hall with a period pitch pine & glass staircase, principal sitting room with bi-fold doors leading into the conservatory, second sitting room/dining room, office/play room, large open plan kitchen with a walk-in pantry, boot room, ground floor wc and a utility room. To the first floor there are five good sized bedrooms, the main bedroom is approx. 19' x 16', a contemporary bathroom with a Roca suite, plus a separate shower room featuring a Matki corner shower enclosure. Outside the property is equally well-served, with attractive gardens to the front and rear, plus a wide driveway and a double garage with a store. Sought after residential village falling within the catchment area of established schools nearby, good access to local amenities including Church, Post Office, Wine Bar and Deli, plus shops, restaurants, and the A1 motorway network. Internal viewing could not be more highly recommended.

**ACCOMMODATION**

A period style entrance door with leaded inset and an original styled arched fanlight leads into the reception hall.

**RECEPTION HALL**

This is all beautifully finished with Amtico flooring, a period pitch pine and glass staircase leading to the first floor accommodation, a central ceiling light, ornate cornicing, a central heating radiator, and doors leading off to the ground floor accommodation.

**PRINCIPAL SITTING ROOM**

18'7" x 11'2" (5.66m x 3.40m)  
An excellent size reception room, having a limestone fireplace with electric fire inset, ornate cornicing to the ceiling, ornate ceiling rose, a double panel central heating radiator and bi fold doors which lead through into the conservatory.

**CONSERVATORY**

15'10" x 10'0" (4.83m x 3.05m)  
This is a more recent addition, it is a good size and has pvc double glazed windows with an outlook over the rear garden and countryside beyond, a pitched glazed roof with a central ceiling light and fan, a tiled floor covering,

and a double panel central heating radiator, making it an all-year-round reception room. A pvc double glazed door gives access onto the rear patio and garden.

**DINING ROOM/ SITTING ROOM**

13'6" into bay x 11'3" (4.11m into bay x 3.43m)  
Another beautiful room, having a traditional bay window to the front, a central heating radiator, ornate cornicing, a central ceiling rose, a picture rail, plus a period fireplace with a marble inset and coal effect gas fire.

**OFFICE/ PLAYROOM**

9'10" x 9'4" into bay (3.00m x 2.84m into bay)  
A second front facing reception room, having a deep pvc double glazed bay window to the front, a central heating radiator, coving to the ceiling, a central ceiling rose, a central heating radiator, and wall lights.

**OPEN PLAN KITCHEN**

22'4" max x 17'3" max (6.81m max x 5.26m max)  
The kitchen has been extended over the years and now creates a more spacious open plan living space, there is a small sitting area with a Clearview multifuel burner set into a fireplace flanked by period cupboards on both sides, plus an additional large walk-in pantry with a cold shelf, and

power laid on. The kitchen was designed and installed by 'Davock kitchens' in 2023 creating a beautiful modern space. The units are contemporary styled with a 'Cashmere' coloured high gloss handleless front, finished with a seamless light coloured co-ordinating quartz worksurface and backdrop with LED backlighting. Within the kitchen there is a 'Falcon' range style cooker, an integrated fridge/ freezer and an integrated dishwasher. There is plumbing for an automatic washing machine, two separate sinks with 'Grohe' taps, one enjoys an outlook over the rear garden whilst the second is used for vegetable preparation etc. There are two high level double glazed velux windows, a pvc window overlooking the rear garden, a feature column style radiator and all smartly finished with tiled floor covering throughout.

**BOOT ROOM**

This is finished with a quarry tiled floor covering, a wall mounted gas combination type boiler which supplies the domestic hot water and central heating systems, coving to the ceiling, a central ceiling light and door leading to the ground floor w/c.

## **GROUND FLOOR WC**

This is fitted with a period style high flush system including polished chrome down pipe, a matching wash basin, a central heating radiator, tiling to half walls and contrasting floor tiles, a pvc double glazed window, and a central ceiling light.

## **UTILITY ROOM**

The utility room is attached to the rear of the garage, it is fitted with a range of low level units, a single drainer stainless steel sink unit, plumbing for an automatic washing machine and room for a tumble dryer. There is a pvc double glazed door and two pvc double glazed windows to the rear elevation, an extractor fan, a central heating radiator and an internal door into the garage.

## **FIRST FLOOR LANDING**

As previously mentioned, stairs from the reception hall rise to the first floor landing.

Having doors lead off to the bedrooms, bathroom and shower room.

## **MAIN BEDROOM/ DRAWING ROOM**

18'9" x 15'6" (5.72m x 4.72m)

The main bedroom is a beautiful large room, it enjoys elevated views over the countryside beyond. It has four pvc double glazed windows, a feature brick fireplace with a Robinson Willey gas fired stove, coving to the ceiling, ornate ceiling roses, a feature stained glass window, wall light points and central ceiling light points.

## **BEDROOM 2**

14'0" into bay x 10'0" (4.27m into bay x 3.05m)

Another large double bedroom, having a deep pvc double glazed bay window with a pleasant outlook, a central heating radiator, a range of fitted bedroom furniture including a knee-hole vanity desk, coving to the ceiling, a picture rail, a central ceiling light point, and wall lights.

## **BEDROOM 3**

13'0" x 10'10" (3.96m x 3.30m)

Again, a good sized double bedroom, having a pvc double glazed window with an outlook over the rear garden and open farmland beyond, a range of fitted bedroom furniture concealing hanging rails, storage, shelving and drawers, coving to the ceiling, feature spotlighting, wall lights, a central heating radiator and a telephone point.

## **BEDROOM 4**

12'2" max x 8'4" (3.71m max x 2.54m )

A double bedroom, having two pvc double glazed windows giving a dual aspect, a central heating radiator, coving to the ceiling, a central ceiling light and fitted wardrobes.

## **BEDROOM 5**

8'0" x 7'6" (2.44m x 2.29m)

This has a range of fitted bedroom furniture, a pvc double glazed window to the front, coving to the ceiling, a central heating radiator and a central ceiling light.

## **BATHROOM**

The bathroom is beautifully finished with a Roca suite comprising of a double ended bath with a Hudson Reed central tap, matching wash basin with vanity unit and a low flush wc. It is all beautifully finished with modern tiling including decorative dado tiles, a contemporary style tall radiator, a pvc double glazed window, extractor fan and a central ceiling light.

## **SHOWER ROOM**

The shower room is fitted with an Edwardian style wash hand basin, a matching high flush w/c with polished pipes and a Matki corner shower enclosure with a rainfall style shower head. There is tiling to the shower and half walls with decorative dado tiles, a pvc double glazed window, coving to the ceiling, a central ceiling light, central heating radiator and an extractor fan.

## **OUTSIDE**

The property stands on an attractive wide plot with stunning views over open countryside. It is nicely set back from Spring Lane. The front is lawned with a lovely wide driveway which provides ample car parking and in turn leads to a double garage.

## **DOUBLE GARAGE**

18'3" x 17'9" (5.56m x 5.41m)

The garage has twin up and over doors, a porcelain tiled floor, power and light laid on, plus a door leading to the utility room.

## **REAR GARDEN**

To the rear there is an enclosed garden which has a private aspect, with hedging to the perimeters, a lawned area, plus two patio and sitting areas.

## **AGENTS NOTES:**

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing, where stated.

HEATING - Gas radiator central heating system, age of boiler 2021.

COUNCIL TAX - Band E.

BROADBAND - Ultrafast broadband is available with download speeds of up to mbps and upload speeds of up to mbps.

MOBILE DATA - Coverage is available with EE, Three, Vodafone and 02.

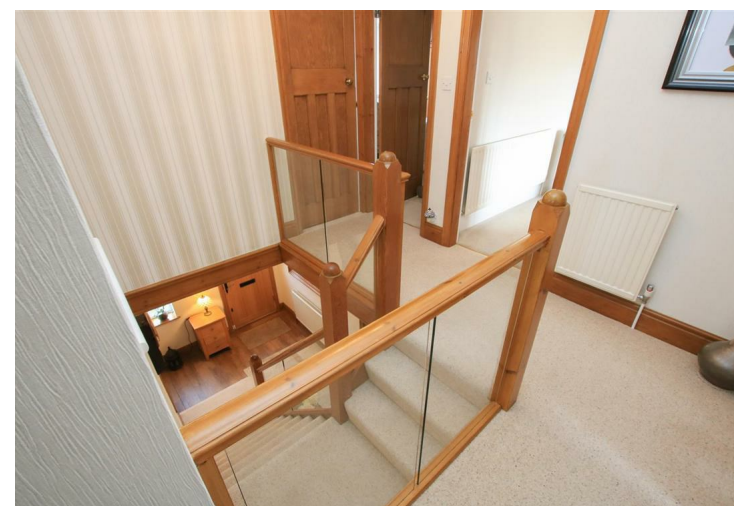
VIEWING - By prior telephone appointment with horton knights estate agents.

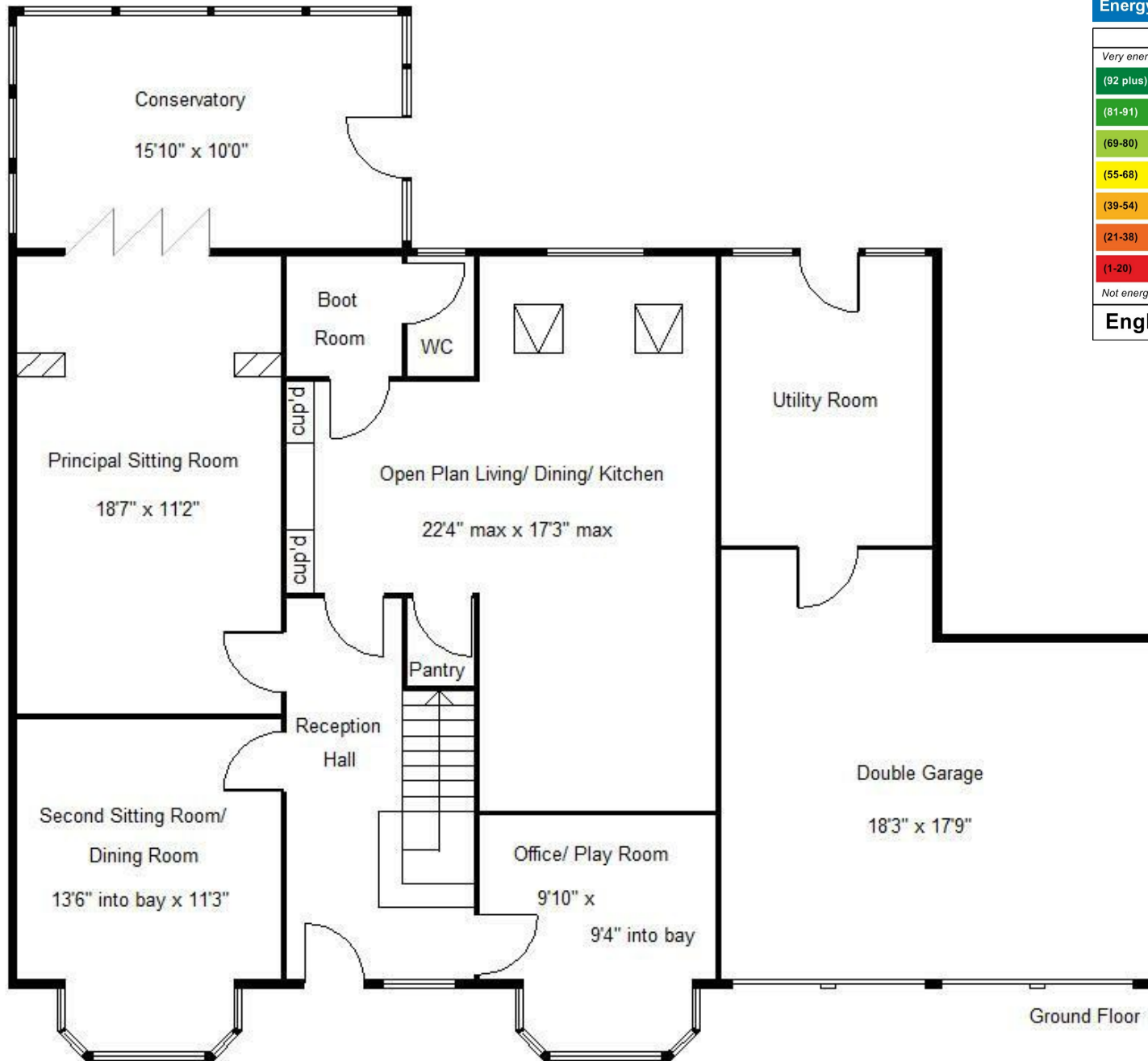
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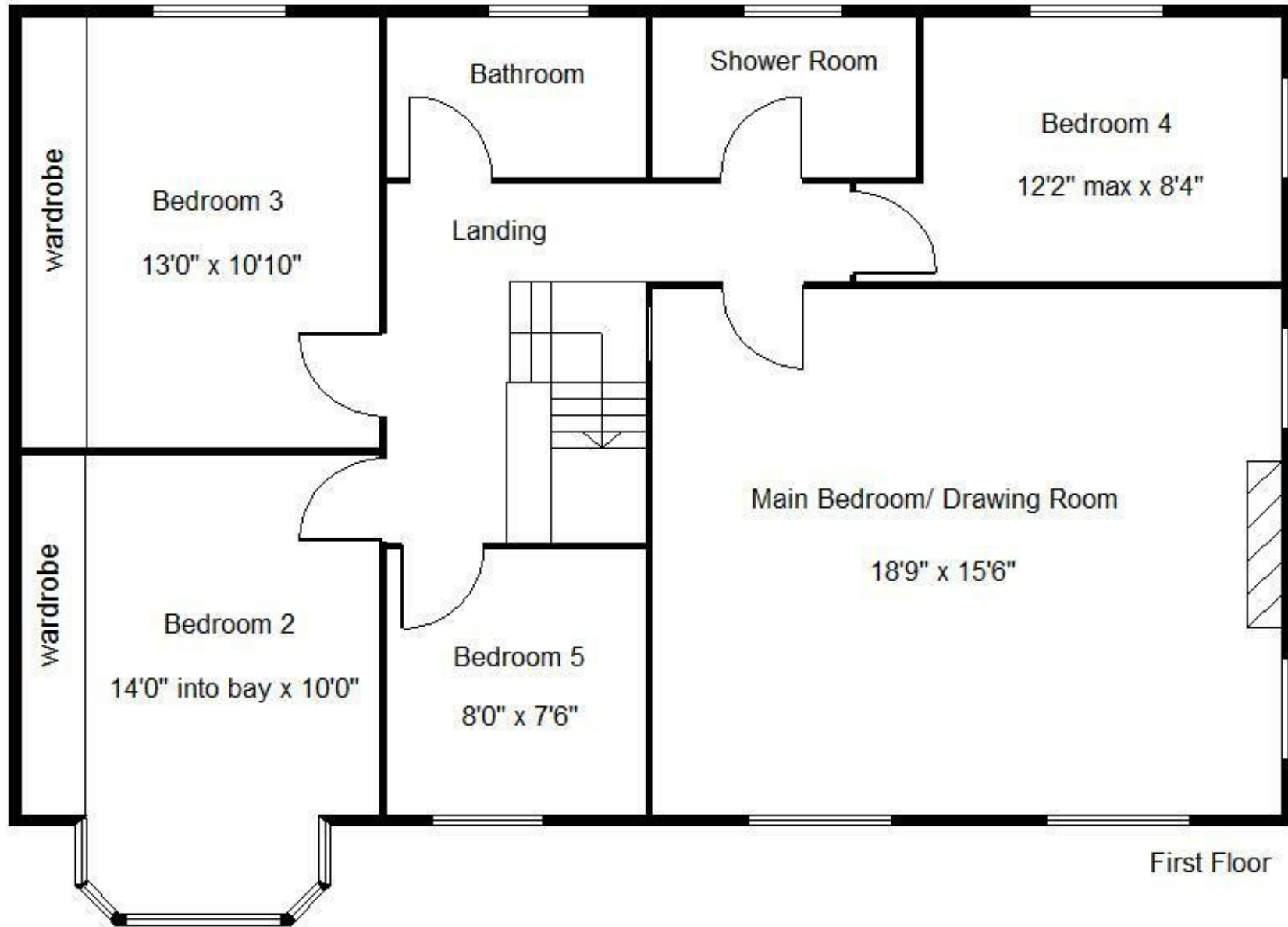
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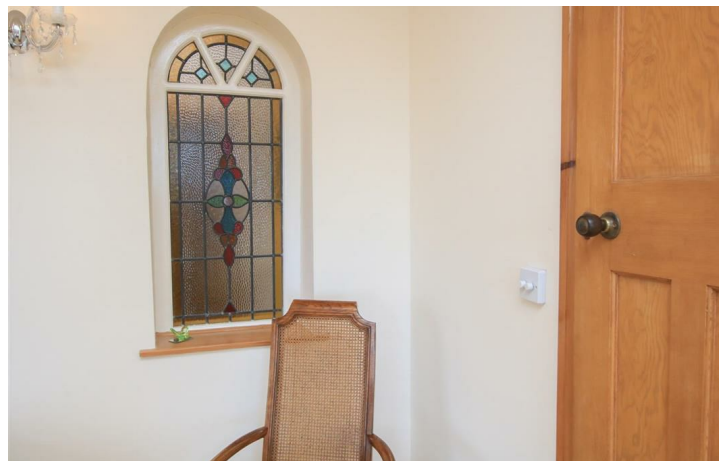






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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