



16 Owston Lane, Carcroft , Doncaster, DN6 8EF

Situated on the outskirts of Carcroft in a beautiful semi-rural location, this three-bedroom semi-detached property offers an excellent opportunity for buyers looking to create their ideal home. With open fields right next to the property, the setting combines countryside appeal with convenient access to Doncaster and surrounding areas.

The accommodation currently comprises a spacious living area, kitchen, downstairs bathroom with separate WC, and three well-proportioned bedrooms. Externally, the property benefits from off-road parking, a separate storage/garage area, and a generous plot with plenty of scope for landscaping.

In need of full refurbishment throughout, the property presents a fantastic chance to add significant value and transform it into a stunning family home. Offered to the market with no onward chain, it is ideal for investors, first-time buyers with vision, or those seeking a project in a desirable location.

This property is solid fuel heating. It has gas to the property.

Viewing is a must!

Offers over £150,000

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- Three-bedroom semi-detached home
- Bathroom and separate WC downstairs
- No onward chain
- Beautiful location on the outskirts of Carcroft, Doncaster
- Fields directly beside the property
- Viewing is a must!
- Off-road parking plus storage/garage area
- Full refurbishment required – huge potential
- Council Tax Band A & EPC rating to follow

Lounge

17'9" x 11'3" (5.43 x 3.43)

Kitchen

8'7" x 12'9" (2.63 x 3.89)

Bathroom

5'6" x 4'5" (1.68 x 1.36)

W/C

Master bedroom

17'8" x 11'4" (5.41 x 3.46)

Bedroom 2

8'5" x 12'0" (2.59 x 3.66)

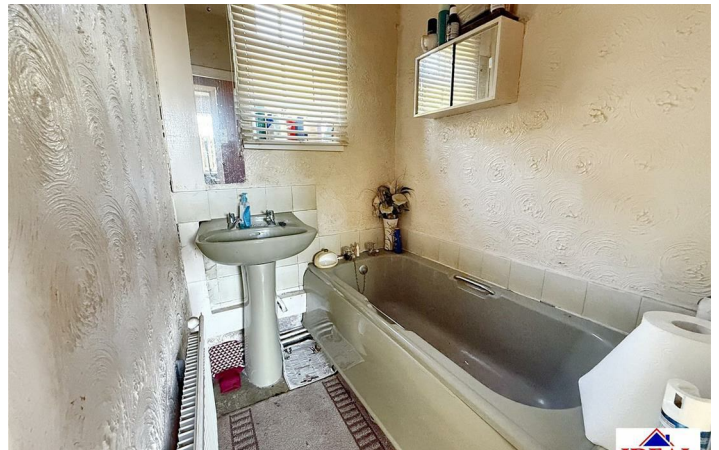
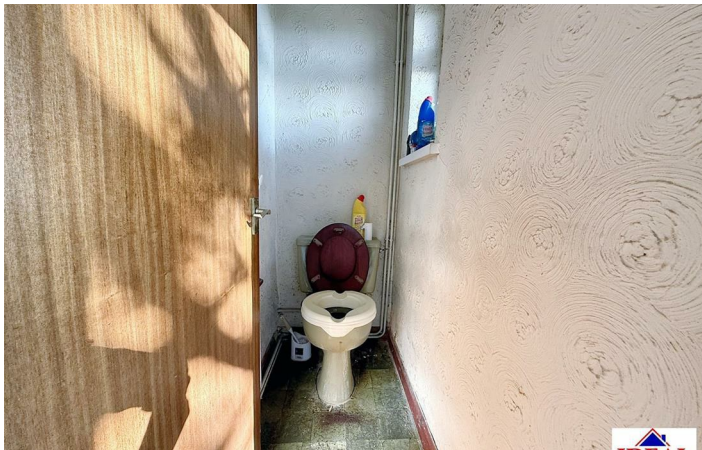
Bedroom 3

8'8" x 10'1" (2.66 x 3.09)

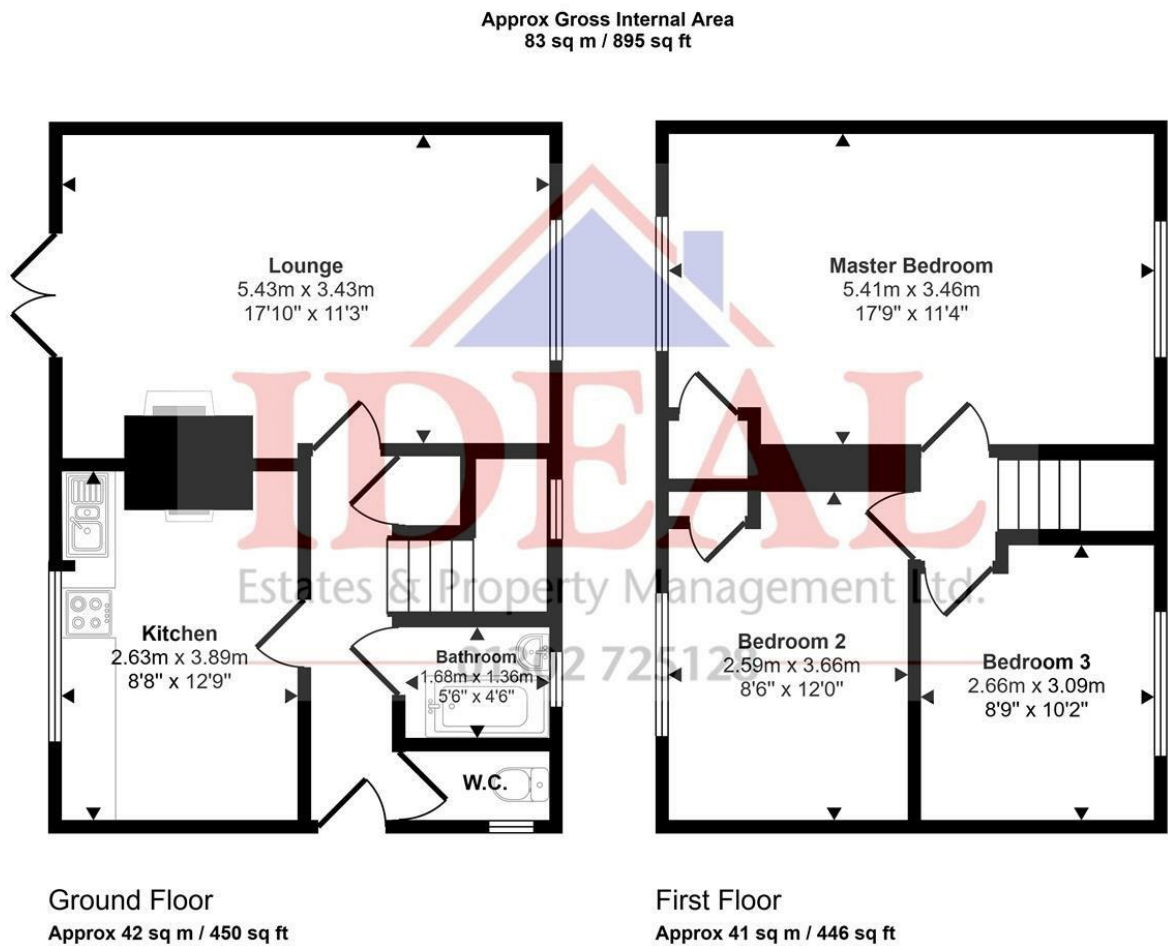


Directions

Carcroft is a rural village in the City of Doncaster, South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 6 miles (10 km) north-north west of Doncaster.



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		