

HIDDEN PINES LITTLEWORTH LANE DONCASTER, DN11 0HB

£350,000
FREEHOLD

GUIDE PRICE £350,000 - £360,000

This stunning, architecturally designed modern dormer bungalow offers spacious and stylish living throughout, finished to a high specification with bespoke features and luxury fittings. Set behind secure electric gates, the property boasts generous living space including four bedrooms, multiple reception rooms, a high-end kitchen diner, and beautifully landscaped gardens — all enhanced with underfloor heating and contemporary design details. Inside, you'll find a welcoming entrance hallway with a handcrafted oak and glass staircase, a modern living room with a feature cinema wall, and a bright garden room that seamlessly connects indoor and outdoor spaces. The sleek kitchen diner is equipped with granite worktops, integrated appliances, and a central island, while a study and luxury shower room add convenience to the ground floor. The versatile mezzanine landing upstairs provides additional living or bedroom space, leading to a vaulted-ceiling master suite and a stunning four-piece bathroom. Externally, the home features a beautifully maintained rear garden, double garage with WC and loft storage, extensive driveway parking, and useful outdoor amenities including lighting, power, and water points. Ideally situated in a sought-after area, the property is perfectly located close to Doncaster town centre, Bawtry, Tickhill, and Yorkshire Wildlife Park. It also offers easy access to local shops, well-regarded schools, and everyday amenities, making it an ideal home for families or professionals seeking both luxury and convenience. This exceptional home combines contemporary elegance with everyday practicality — a true must-see.

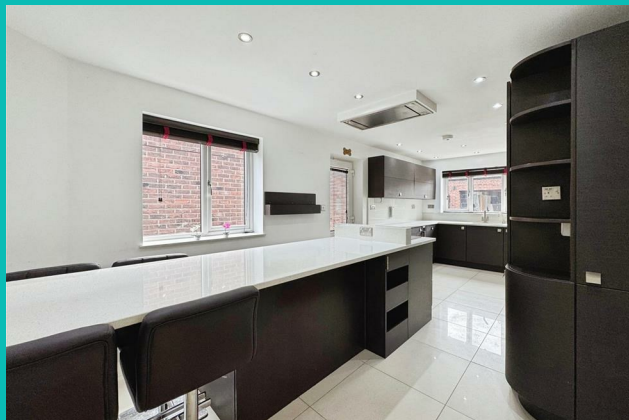
**Kendra
Jacob**

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HIDDEN PINES LITTLEWORTH

- ***GUIDE PRICE £350,000 - £360,000***
- Stylish modern dormer bungalow finished to a high standard throughout
- Spacious layout with four bedrooms and versatile living areas
- Handcrafted oak and glass staircase adds architectural elegance
- Luxury kitchen diner with granite worktops, island, and integrated appliances
- Multiple reception rooms including a cinema-style living room and bright garden room
- High-end bathrooms with walk-in shower and freestanding slipper bath
- Landscaped rear garden with patio, fishpond, and fully powered garden shed
- Gated driveway & double garage with WC, storage room, and loft space
- Prime location near Doncaster, Bawtry, Tickhill, schools, shops & Yorkshire Wildlife Park



ENTRANCE HALLWAY

Step through the sleek, front-facing composite door into a spacious and inviting entrance hallway. A side-facing UPVC double-glazed window floods the space with natural light, while a handmade solid oak and glass staircase makes a bold architectural statement. The ceramic tiled flooring, complete with underfloor heating, adds both comfort and sophistication. Two integrated storage cupboards, including a cloak cupboard, ensure a clutter-free, streamlined look.

LIVING ROOM

A beautifully proportioned, contemporary living space featuring a high-quality laminated floor with underfloor heating. A front-facing UPVC double-glazed window allows plenty of daylight in, while French doors to the rear open seamlessly into the garden room. A bespoke cinema wall creates the perfect setting for immersive entertainment.

GARDEN ROOM

This expansive garden room blends indoor and outdoor living with ease. Surrounded by UPVC double-glazed windows and featuring French doors that lead out to the rear garden, it's the perfect space to relax or entertain. Underfloor heating beneath ceramic tiles ensures year-round comfort.

KITCHEN DINING ROOM

Designed with modern living in mind, the kitchen is fitted with an extensive range of high-end wall and base units, topped with luxurious granite work surfaces. A central

island extends into a stylish breakfast table and features a four-ring induction hob with integrated extractor fan above. Integrated appliances include a double oven, convection microwave, dishwasher, and wine cooler, with space allocated for an American-style fridge freezer. Additional highlights include underfloor heating, a modern towel radiator, ceramic tiled floors, ceiling spotlights, and dual-aspect UPVC windows, with a glazed side entrance door opening to the garden.

HOME OFFICE/STUDY

A well-designed home office with bespoke fitted furniture and a side-facing UPVC double-glazed window. The laminated wood flooring and underfloor heating combine practicality with modern comfort.

DOWNSTAIRS SHOWER ROOM

Luxury meets functionality in this stunning shower room, boasting a large walk-in shower with rainfall head, contemporary vanity unit with inset basin, and a concealed-cistern WC. Fully tiled walls and flooring with underfloor heating, a chrome towel radiator, ceiling spotlights, electric extractor fan, and an obscure-glazed UPVC window complete the space.

BEDROOM TWO

A spacious double bedroom with rear-facing French doors opening directly onto the garden. Underfloor heating ensures comfort throughout.

BEDROOM THREE

Another well-sized bedroom with a rear-facing UPVC

double-glazed window and underfloor heating, ideal as a guest room or additional study.

FIRST FLOOR MEZZANINE LANDING/VERSATILE

An impressive mezzanine-style landing with solid oak balustrades overlooks the entrance hall and can serve as a stylish sitting area, reading nook, or even a fourth bedroom. This bright and airy space features a modern radiator, ceiling downlights, a rear-facing UPVC Velux window, and access to both the master suite and the main bathroom.

MASTER BEDROOM

A stunning master retreat with vaulted ceilings and dual-aspect Velux windows to the rear and side, creating a bright, airy feel. Bespoke modern fitted furniture and a contemporary radiator complete this serene and stylish space.

LUXURY BATHROOM SUITE

Indulge in the spa-like bathroom featuring a freestanding slipper bath, modern vanity unit with integrated basin, and low flush WC. Finished to a high standard with bespoke fitted furniture, full-height tiling, chrome towel radiator, twin Velux windows, recessed ceiling lights, and access to a boiler room with additional storage.

EXTERIOR

Set behind secure electric gates, the property is accessed via a block-paved driveway offering generous off-street parking and access to a large double garage. The rear garden is fully enclosed and beautifully landscaped with a manicured lawn, mature planted borders,

a tranquil fishpond, and an extensive patio perfect for alfresco dining. Additional features include a garden shed with power and lighting, exterior lighting, water tap, and electric points around the property.

DOUBLE GARAGE

A substantial double garage with electric remote-controlled roller door, lockable storage units, a ceramic sink, and side access door. Internal doors lead to a separate WC and storage room. A loft hatch with ladder gives access to a fully boarded, decorated loft space with lighting and power — ideal for further storage or potential conversion.

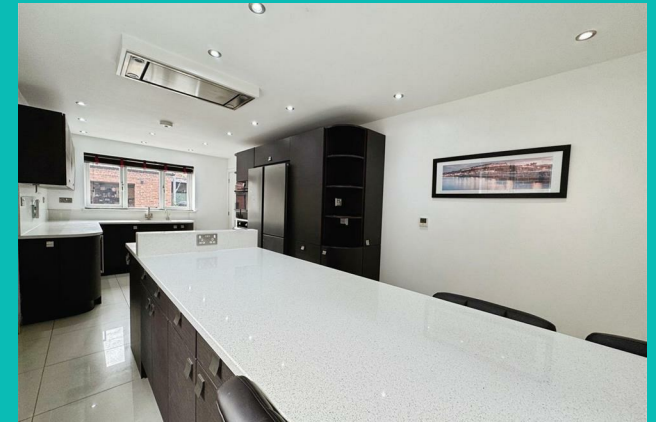
ADDITIONAL INFORMATION

Fully alarmed for security

Underfloor heating throughout the ground floor

High-spec finish and bespoke features throughout

HIDDEN PINES LITTLEWORTH





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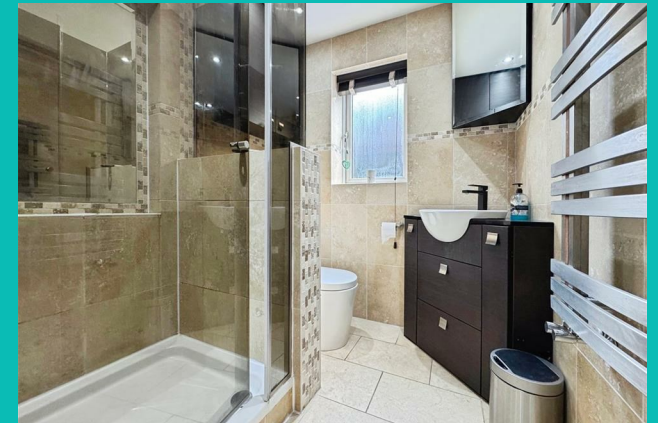
Local Authority – Doncaster

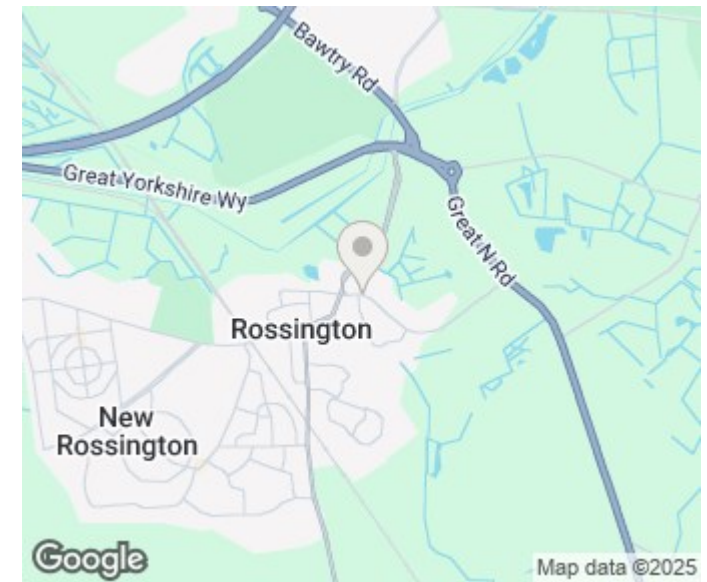
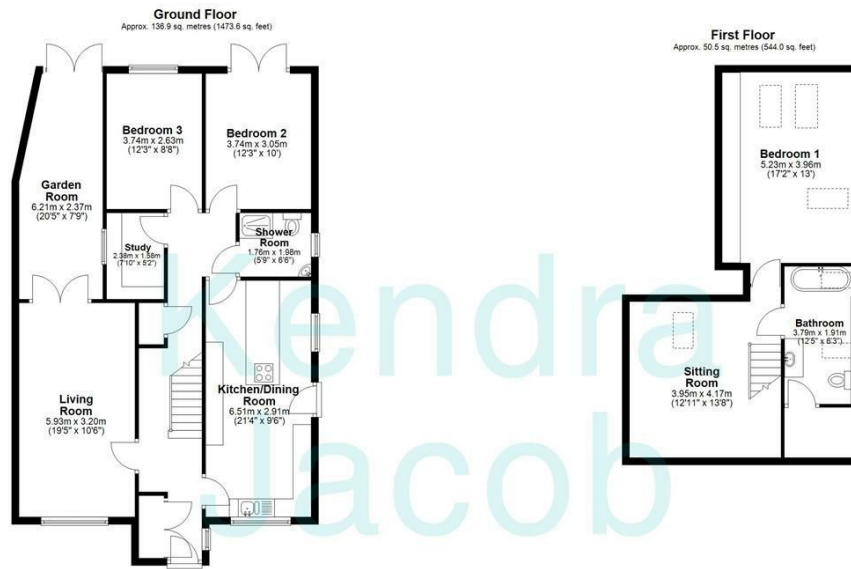
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2017.60 sq ft

Tenure – Freehold





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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

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