



**Old Estate Yard, Wiseton Doncaster DN10 5AJ**



**welcome to**

**Old Estate Yard, Wiseton Doncaster**

SUPERB four bedroom BARN CONVERSION in the most beautiful RURAL SETTING. Landscaped gardens and SPACIOUS versatile accommodation. Early viewing highly recommended.



## Ground Floor Accommodation

### Entrance Hall

Welcoming entrance hall with front facing window, tiled flooring, coving to the ceiling, central heating radiator and stairs rising to the first floor.

### Cloakroom

With wash hand basin, WC, heated towel rail and front facing window with obscure glass.

### Lounge

19' 1" x 16' 4" MAX ( 5.82m x 4.98m MAX )

Generous light and bright reception room comprising an open fireplace with stone hearth and surround, coving to the ceiling with two decorative ceiling roses, wall lights, two central heating radiators, two front facing windows and French doors opening to the rear garden.

### Breakfast/kitchen

21' 5" x 11' 10" MAX ( 6.53m x 3.61m MAX )

A spacious dining kitchen with a traditional feel. This beautiful fitted kitchen has a range of wall, base and display units, complimentary worktops and splashback tiling, butler sink and space for a range cooker. In addition, the kitchen has integrated appliances including fridge, freezer, microwave and dishwasher. There are spotlights to the ceiling, central heating radiator, plinth heater, tiling to the floor, rear facing window and French doors out to the garden.

### Rear Entrance Lobby

With tiled flooring, central heating radiator and part glazed rear access door.

### Dining Room

12' 10" x 9' 10" ( 3.91m x 3.00m )

Second reception room with front facing window, central heating radiator, coving to the ceiling and ceiling rose.

### Utility Room

13' 10" x 5' 7" ( 4.22m x 1.70m )

Fitted with base units, shelving, ceramic sink unit with splashback tiling and having space for a fridge freezer and tumble dryer and plumbing for a washing machine. The utility room has coving to the ceiling, tiled flooring and a rear facing window.

## First Floor Accommodation

### Landing

Spacious landing having a front facing window, central heating radiator, coving to the ceiling and ceiling rose.

### Bedroom One

20' x 12' 9" plus door recess ( 6.10m x 3.89m plus door recess )

Dual aspect double bedroom with coving to the ceiling, ceiling rose, two central heating radiators and shutters to the windows.

### Dressing Room

Useful storage space to bedroom one with central heating radiator and front facing window

### Ensuite

Stylish shower room fitted with shower cubicle, WC, pedestal wash hand basin, central heating radiator incorporating a heated towel rail, tiling to the floor and walls and a rear facing window with obscure glass.

### Bedroom Two

19' 1" x 12' 9" MAX ( 5.82m x 3.89m MAX )

Generous size dual aspect double bedroom with two central heating radiators and wall lights.

### Bedroom Three

11' 9" x 8' 3" ( 3.58m x 2.51m )

Double bedroom with central heating radiator and rear facing window.

### Bedroom Four

9' 7" x 6' 11" ( 2.92m x 2.11m )

Single bedroom with central heating radiator and front facing window.

### Bathroom

Fitted with a white four piece suite incorporating bath, shower cubicle, basin with vanity unit below and WC. Bathroom has a built in linen cupboard, tiling to the floor, part tiled walls, a central heating radiator with heated towel rail and rear facing window with obscure glass.

## Externally

Set in communal landscaped grounds, with parking in front of the garage for two cars. To the rear of the property is a beautifully maintained and private garden with mature well stocked borders, lawn and patio plus outside tap. There is a garden shed, rear pedestrian access gate and oil tank hidden behind privacy screening. The property also benefits from security alarm and lighting.

## Integral Garage

Single garage with up and over door, power and light connected.

## Agents Note

The property is held under a leasehold title with a term of 999 years from 1st July 1986. We are advised that a Share of the Freehold is held, with the other residents in common and this will be passed over upon completion. In addition we are advised that enquiries have been made by each leaseholder to convert their Leasehold title to a Freehold title. We ask that you raise enquiries to satisfy yourself in regards to lending, any pertinent questions raised before proceeding and advice and guidance is sought for this potential purchase.

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welcome to

## Old Estate Yard, Wiseton Doncaster

- Barn Conversion
- Four Bedrooms
- Two Reception Rooms
- Immaculately Presented
- Landscaped Gardens

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£485,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY106870 - 0007

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