



Little Acres High Street, Austerfield Doncaster DN10 6QU

welcome to

Little Acres High Street, Austerfield Doncaster

MORE THAN MEETS THE EYE! Three-bedroom DETACHED house with OFF ROAD PARKING, LAND, OUTBUILDINGS, STUNNING VIEWS and POTENTIAL TO IMPROVE. Early viewing recommended.



Ground Floor Accommodation

Entrance Porch

9' 4" x 4' 1" (2.84m x 1.24m)

Main entrance door, front facing double glazed window and a central heating radiator.

Entrance Hall

Having a central heating radiator and under stairs cupboard.

Lounge

18' 8" x 12' 3" (5.69m x 3.73m)

Spacious main reception room having wall lights, coving to the ceiling, a central heating radiator and a front facing double glazed window.

Kitchen/ Dining Room

25' 9" x 11' 9" (7.85m x 3.58m)

Kitchen/Dining Room fitted with a range of wall and base units with work tops and inset 1 1/2 bowl sink with drainer. Space for a cooker and having a rear facing double glazed window, French doors, central heating radiator and coving to the ceiling.

Utility Room

9' 10" + door recess x 7' 8" (3.00m + door recess x 2.34m)

Useful utility space having space for a washing machine, base unit with stainless steel sink and drainer, rear facing double glazed door and window and a central heating radiator.

Cloakroom

Fitted with a wc and wash hand basin. Central heating radiator and a side facing double glazed window with obscure glass.

First Floor Accommodation

Landing

Bedroom One

13' 1" x 12' (3.99m x 3.66m)

Double bedroom with front facing double glazed window and central heating radiator.

Bedroom Two

14' 8" x 12' 2" (4.47m x 3.71m)

Double bedroom having a rear facing double glazed window, central heating radiator and bedside wall lights.

Bedroom Three

12' x 8' 11" +recess (3.66m x 2.72m +recess)

Double bedroom having a front facing double glazed window and a central heating radiator

Bathroom

Modern family bathroom fitted a shower cubicle, bath, vanity wash hand basin and WC. Having a heated towel rail, tiled flooring and walls, a rear facing double glazed obscured window with obscure glass and cupboard.

External

Set back from the road and tucked away with off road parking to the front of the house for several vehicles. To the rear the property is a generous garden and land stretching back approximately 3.1 acres with two fenced areas. In addition, there is a detached workshop and brick built building housing eight kennels.

Studio

16' 10" x 10' 11" max (5.13m x 3.33m max)

A versatile room, formerly the garage for the property and recently used as a dog grooming room by the current owners. Fitted with a basin and shower and having side facing double glazed window, central heating radiator, front facing French doors and power and light connected.

Kennels

36' 10" x 14' 4" (11.23m x 4.37m)

Housing eight kennels and having three front facing double glazed windows, main entrance door and power and water connected. Kennels are fully alarmed with cameras.

Workshop

21' 10" x 14' 8" (6.65m x 4.47m)

Fitted with an up and over door and a side courtesy door.



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Little Acres High Street, Austerfield Doncaster

- Detached House with Land
- Outbuilding and Kennels
- Potential Business Opportunity (subj. to permission)
- Council Tax Band D
- Three Double Bedrooms

Tenure: Freehold EPC Rating: Awaited

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107296 - 0004

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william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)