

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, OUTBUILDINGS, STUNNING VIEWS and A SUBSTANTIAL ABOUT OF LAND. Located to the beautiful village of AUSTERFIELD, this property has a huge potential to be improved and must be viewed to see accommodation and land on offer!













#### **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'  $(3.99m \times 3.66m)$ 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 (  $3.66m \times 2.72m$  +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: C

offers over

£525,000





## view this property online williamhbrown.co.uk/Property/BWY107296



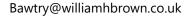
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