



**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 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: C

offers over

**£525,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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