



**Northfield Farmstead Everton Sluice Lane, Everton  
Doncaster DN10 5AW**



**welcome to**

**Northfield Farmstead Everton Sluice Lane, Everton Doncaster**

CHARACTER PROPERTY available with NO ONWARD CHAIN in the desirable semi-rural village of Everton. Benefiting from SPACIOUS LIVING accommodation, BEAUTIFUL COURTYARD SETTING and a rear garden with OPEN VIEWS.

Early viewing is recommended.



## Ground Floor Accommodation

### Entrance Hall

Spacious entrance hall having a timber and glazing main entrance door, central heating radiator, coving to the ceiling, front facing double glazed window, fitted coat hooks and stairs leading to the first floor landing.

### Cloakroom

Fitted with a wc and wash hand basin and having a front facing double glazed window.

### Study

10' x 7' 2" ( 3.05m x 2.18m )

Study having a central heating radiator and a rear facing double glazed window.

### Lounge

23' x 13' 9" ( 7.01m x 4.19m )

Bright and spacious main reception room comprising of a front facing double glazed window, two rear facing double glazed windows, front facing, coving to the ceiling, laminate flooring and polished chrome power sockets.

### Kitchen/Dining Room

21' 10" x 12' 3" extending to 15' 8" ( 6.65m x 3.73m extending to 4.78m )

Open plan kitchen diner fitted with an extensive range of wall and base units with complimentary wood affect worktops, centre kitchen island and 1 1/2 bowl inset sink and drainer with mixer tap. Benefiting from integrated appliances including oven, five ring gas hob, fridge freezer, washing machine and dishwasher. Two double glazed French doors to the rear, front facing double glazed window, downlights from the ceiling, laminate flooring, splash back tiling and central heating radiator.

## First Floor Accommodation

### Landing

Having loft access and a useful built in storage cupboard.

### Bedroom One

20' 10" x 14' 7" +window recess ( 6.35m x 4.45m +window recess )

Double bedroom having two skylight windows to the front elevation, rear facing double glazed dormer style window, two central heating radiators, chrome power sockets and switches.

### Dressing Area

Dressing area having two fitted wardrobes with hanging rails.

### En Suite

En suite fitted with a shower cubicle, pedestal wash hand basin with chrome mixer tap and wc. Two sky lights, part tiled walls, central heating radiator and heated towel rail.

### Bedroom Two

12' 4" x 10' 4" ( 3.76m x 3.15m )

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

### En Suite

En suite fitted with a shower cubicle, pedestal wash hand basin with chrome mixer tap and wc. Part tiling to the walls, mirrored wall mounted vanity unit and downlights to the ceiling.

### Bedroom Three

11' 2" x 8' 2" ( 3.40m x 2.49m )

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

### Bedroom Four

10' 3" x 7' 4" ( 3.12m x 2.24m )

Single bedroom having a rear facing double glazed window, dado rail and central heating radiator.

## Bathroom

Bathroom fitted with a three piece suite comprising a bath with over head shower, pedestal wash hand basin and wc. Front facing double glazed window with obscure glass, downlights to the ceiling, part tiling to the walls, extractor fan and heated towel rail.

## External

To the front elevation there are two garages with covered space to the front plus a side pedestrian access gate leading to the rear. The rear garden is of a good size, enclosed and split into two sections separated by a timber fencing and gate. With a low maintenance gravelled area to one side and to the other, a lawned garden with a variety of plants and shrubs, paved seating area and decorative slate. Purchasers will be sure to enjoy the privacy and open views across countryside.

## Garage One

### Garage Two

16' 2" x 9' 7" ( 4.93m x 2.92m )

Single garage with electric roller door.



**view this property online** [williamhbrown.co.uk/Property/BWY107413](http://williamhbrown.co.uk/Property/BWY107413)



**welcome to**

**Northfield Farmstead Everton Sluice Lane,  
Everton Doncaster**

- Spacious Character Property
- Desirable Village Location
- Courtyard Setting
- Open Views to Rear
- Four Bedrooms

Tenure: Freehold EPC Rating: D

offers in the region of

**£485,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY107413](http://williamhbrown.co.uk/Property/BWY107413)



Property Ref:  
BWY107413 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**