



**Barrel Lane, Warmsworth Doncaster**

**welcome to**

**Barrel Lane, Warmsworth Doncaster**

GUIDE PRICE £450,000-£475,000. This exceptional three formerly four bedroom detached home is situated on a substantial plot with a South facing rear garden, a superb range of family living space, a double garage and an outdoor office with WC perfect for anyone working from home.



### **Entrance Hall**

With a front facing composite door and a front facing double glazed window. There is laminate flooring, a central heating radiator and stairs which rise to the first floor landing.

### **Ground Floor W.C.**

Fitted with a low flush WC and a wash hand basin on a vanity unit. There is coving to the ceiling, a central heating radiator and a front facing obscure double glazed window.

### **Breakfast Kitchen**

10' 3" x 12' 8" ( 3.12m x 3.86m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with a cooker hood above, an eye level double gas oven and grill, a built-in full length fridge and area for a breakfast table and chairs. There is a side facing double glazed window, a side facing feature panelled window, spotlights to the ceiling, a rear facing single glazed window and door providing access to the utility room.

### **Utility Room**

9' 8" x 5' 7" ( 2.95m x 1.70m )

Fitted with a range of additional wall and base units with under counter plumbing for a washing machine and dishwasher. There is space for a full standing fridge-freezer, a sink and drainer with mixer tap and a concealed wall mounted boiler. With a rear facing double glazed window, a rear facing door providing access to the rear garden and a side facing door providing additional access to the rear garden.

### **Dining Room**

9' 8" x 9' 5" ( 2.95m x 2.87m )

With a rear facing double glazed window, laminate flooring, a central heating radiator, coving to the ceiling and an open arch into the lounge.

### **Lounge**

24' 3" x 11' 1" ( 7.39m x 3.38m )

An attractive lounge with a front facing double

glazed window, two central heating radiators and coving to the ceiling. There is a tiled electric feature fireplace, decorative and complimentary wall lights and rear facing Patio doors leading onto the conservatory.

### **Conservatory**

21' 7" x 14' 8" ( 6.58m x 4.47m )

With rear and side facing double glazed windows providing elevated views over the rear garden and side facing French doors which lead onto the patio. There is an air conditioning unit, three central heating radiators, a vaulted ceiling and luxury vinyl tiled effect flooring.

### **Bedroom Three**

11' 1" x 10' 4" ( 3.38m x 3.15m )

Situated on the ground floor with a double glazed window, a central heating radiator and coving to the ceiling.

### **First Floor Landing**

There is a loft hatch, coving to the ceiling and a useful storage cupboard.

### **Bedroom One**

17' 10" x 10' 4" ( 5.44m x 3.15m )

With front and rear facing double glazed windows, coving to the ceiling, two central heating radiators and a range of eave storage. There is access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin on a vanity unit and an enclosed shower cubicle with an electric shower and tiled surround. There is a central heating radiator and a rear facing obscure double glazed window.

### **Bedroom Two**

17' 5" x 11' 1" ( 5.31m x 3.38m )

A dual aspect room with front and rear facing double glazed windows and two central heating radiators. A versatile room which could easily be converted into two bedrooms.

### **Family Bathroom**

Fitted with a low flush WC, a wash hand basin and a Jacuzzi style bath with a mixer shower attachment and screen. There is tiling to the walls, a heated towel rail, tiled flooring and a front facing obscure double glazed window.

### **Outside**

Situated on a generous plot. There is a mainly laid to lawn front garden with a wrought iron and brick boundary wall. There is an outside tap whilst to the side there is a shared driveway with the neighbouring property which gives access to the double garage. There is a further side facing gate to the rear garden which provides area for an extensive elevated patio area which has a beautiful outlook onto the South facing generous rear garden. The South facing rear garden is mainly laid to lawn with a variety of mature shrubs and trees. To the rear of the double garage there is a home office/workshop with outdoor WC.

### **Double Garage**

17' 3" x 15' 11" ( 5.26m x 4.85m )

With a roller shutter door, power and light.

### **Office**

9' 6" x 19' 7" ( 2.90m x 5.97m )

With a side facing door, rear and side facing double glazed windows. There are steps up to a low flush WC, sink and drainer. A versatile space which is perfect for anyone who works from home.



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## Barrel Lane, Warmsworth Doncaster

- GUIDE PRICE £450,000-£475,000
- THREE FORMERLY FOUR BEDROOM DETACHED HOME
- SUBSTANTIAL PLOT
- DOUBLE GARAGE WITH OFFICE AND WC
- STUNNING SOUTH FACING REAR GARDEN

Tenure: Freehold EPC Rating: E

guide price

**£450,000-£475,000**



Please note the marker reflects the postcode not the actual property

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