



**Cutter Lane, New Rossington DONCASTER**

**welcome to**

**Cutter Lane, New Rossington DONCASTER**

GUIDE PRICE £250,000-£260,000. This impressive four bedroom detached family home is presented to a high spec throughout with an en-suite shower room, two reception rooms, ample off street parking and a garage. There are a superb range of transport links including The Great Yorkshire Way and M18.



### **Entrance Hall**

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

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

Fitted with a low flush WC, a wash hand basin with mixer tap, splashback tiling and a central heating radiator.

### **Family Room / Study**

9' 4" x 7' 8" ( 2.84m x 2.34m )

With a front facing double glazed window and a central heating radiator.

### **Kitchen Diner**

17' 9" x 7' 8" ( 5.41m x 2.34m )

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with a cooker hood above, a double eye level electric oven and grill and plumbing for a washing machine and dishwasher. There is tiled flooring, spotlights to the ceiling, complimentary splashback tiling, area for a breakfast/dining table and chairs, a central heating radiator and rear facing French doors to the rear garden.

### **Lounge**

11' 3" x 15' 2" max ( 3.43m x 4.62m max )

With rear facing full length double glazed windows, rear facing French doors which give access to the rear garden and a central heating radiator.

### **First Floor Landing**

With a central heating radiator, a loft hatch and an airing cupboard.

### **Bedroom One**

13' 3" x 12' 9" ( 4.04m x 3.89m )

With two front facing double glazed windows, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. There is access to the en-suite shower room.

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

Fitted with a low flush WC, a wash hand basin with mixer tap and a walk-in double shower with tiled surround. There is a central heating radiator, spotlights to the ceiling and a side facing obscure double glazed window.

### **Bedroom Two**

14' 6" max x 10' 5" ( 4.42m max x 3.17m )

With a front facing double glazed window and a central heating radiator.

### **Bedroom Three**

11' 9" max x 8' 9" ( 3.58m max x 2.67m )

With a rear facing double glazed window and a central heating radiator.

### **Bedroom Four**

10' 11" x 7' 10" ( 3.33m x 2.39m )

With a rear facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with a shower over and screen. There is a rear facing obscure double glazed window, a central heating radiator and spotlights to the ceiling

### **Outside**

To the front of the property there an open plan lawned garden with a variety of shrubs and plants to the side. There is a tarmaced driveway which provides ample off street parking and leads to the integral garage. To the rear of the property there is a generous mainly laid to lawn garden with a patio and fencing to the perimeter.



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## Cutter Lane, New Rossington DONCASTER

- GUIDE PRICE £250,000-£260,000
- FOUR BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- EN-SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: B

guide price

**£250,000-£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR120880 - 0004

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william h brown



**01302 327121**



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



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



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