





## 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 gla

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" (  $3.33m \times 2.39m$  ) 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 tarmacced 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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- 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

quide price

£250,000-£260,000







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Please note the marker reflects the postcode not the actual property

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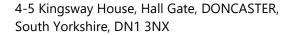
Property Ref: DCR120880 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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