



**Tenter Balk Lane, Adwick-Le-Street Doncaster**



**welcome to**

**Tenter Balk Lane, Adwick-Le-Street Doncaster**

This executive style five bedroom detached family home is situated on a generous plot with a superb range of family living space. The property benefits from a double garage, a driveway providing off road parking and is close to a range of transport links and motorway networks including the A1.



### **Entrance Hall**

With a period stone arch way and mosaic tiled flooring. A door gives access to the entrance hallway where there are stairs which rise to the first floor landing, an understairs storage cupboard, wooden flooring throughout and access to the ground floor WC.

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

Fitted with a low flush WC, a rear facing obscure double glazed window, tiled flooring, downlights to the ceiling and tiling to the walls.

### **Lounge Dining Room**

26' 1" max x 14' ( 7.95m max x 4.27m )

A dual aspect reception room with a deep front facing double glazed window and a feature fireplace with living flame gas fire insert. There are steps down to the dining area where there is a rear facing double glazed window and two central heating radiators.

### **Sitting Room**

17' 9" into bay x 14' ( 5.41m into bay x 4.27m )

A generous second reception room with a front facing double glazed bay window with seat, a period style open hearth fireplace, a central heating radiator, picture rail and coving to the ceiling.

### **Dining Kitchen**

12' x 14' ( 3.66m x 4.27m )

Fitted with a range of wooden wall and base units with roll edge work surfaces housing the 1 1/2 composite style sink and drainer. The kitchen has a four ring gas hob with extractor hood above, an integrated electric oven, plumbing for a washing machine, space for a fridge and freezer and space for a dining table and chairs. There is a side facing single glazed window, a rear facing single glazed window through to the conservatory, tiled flooring and a central heating radiator. Double doors open on to the lean to to upvc conservatory.

### **Conservatory**

10' 7" x 15' 3" ( 3.23m x 4.65m )

With double glazed doors which open onto the rear garden, tiled flooring and two wall lights.

### **First Floor Landing**

With a rear facing single glazed window, access to the three bedrooms and family bathroom.

### **Bedroom One**

17' 8" into bay x 14' ( 5.38m into bay x 4.27m )

A spacious double bedroom with a front facing double glazed window, wooden flooring, coving to the ceiling and a central heating radiator.

### **Bedroom Two**

17' 7" into bay x 14' max ( 5.36m into bay x 4.27m max )

With a front facing bay fronted double glazed window, coving to the ceiling, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

### **Bedroom Three**

14' x 12' 1" ( 4.27m x 3.68m )

With a side facing double glazed window, laminate flooring, a built-in corner cupboard and a central heating radiator.

### **Bathroom**

Fitted with a four piece suite comprising of a Jacuzzi style bath, a separate shower enclosure, a wash hand basin and a low flush WC, There is a heated towel rail, tiling to the walls, spotlights to the ceiling and a rear facing obscure double glazed window.

### **Second Floor Landing**

With a useful storage cupboard and access to the two further bedrooms.

### **Bedroom Four**

14' 4" x 14' 1" max ( 4.37m x 4.29m max )

With a double glazed velux window, sloping ceiling, a central heating radiator and eave storage.

### **Bedroom Five**

14' 4" x 14' 1" ( 4.37m x 4.29m )

With a double glazed velux window, a central heating radiator and eave storage.

### **Outside**

The property stands on a spacious plot with mature gardens. The the front there is a semi circular in and out style driveway providing off road parking. There is an attractive garden with raised borders stocked with a variety of mature shrubs and plants. The driveway continues to the tandem style double garage. To the rear of the property there is an enclosed mature garden with shrubs and plants, a variety of screening, patio areas and seating areas. There are several outbuildings including a shed and greenhouse.

### **Double Detached Garage**

39' x 10' 6" ( 11.89m x 3.20m )

With an electric door, a courtesy door to the side, single glazed windows, power and light.



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## Tenter Balk Lane, Adwick-Le-Street Doncaster

- FIVE BEDROOM DETACHED FAMILY HOME
- TANDEM DOUBLE GARAGE
- TWO RECEPTION ROOMS
- CONSERVATORY
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: D

offers in excess of

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR120863 - 0004

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