



Hatfield Lane, Barnby Dun Doncaster

welcome to

Hatfield Lane, Barnby Dun Doncaster

GUIDE PRICE £220,000-£230,000. Occupying a corner plot in the sought after village of Barnby Dun is this sizeable three bedroom semi-detached family home. The property has spacious accommodation throughout with large gardens, off road parking and a garage.



Entrance Hall

With a front facing sealed unit door, a central heating radiator and tiled flooring.

Lounge

13' x 12' 4" to recess (3.96m x 3.76m to recess)

With double glazed French doors which give access to the conservatory and a central heating radiator.

Conservatory

8' 8" x 9' 3" (2.64m x 2.82m)

With rear and side facing double glazed windows, a central heating radiator and side facing French doors giving access to the rear garden.

Dining Room

12' 2" to bay x 12' 4" to recess (3.71m to bay x 3.76m to recess)

A versatile room which is currently used as a formal dining room with a front facing double glazed bay window and a central heating radiator.

Kitchen

10' 2" x 9' 6" (3.10m x 2.90m)

With a rear facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob with splashback and extractor above, an electric oven, plumbing for a dishwasher and space for a fridge-freezer. There is a central heating radiator, tiled flooring and access to the rear lobby.

Rear Lobby

With a side facing sealed unit door, tiled flooring and access to the downstairs WC.

Downstairs W.C.

Fitted with a WC and a side facing obscure double glazed window.

First Floor Landing

From the entrance hall stairs rise to the first floor landing where there is a front facing double glazed window and access to the loft with ladder.

Bedroom One

9' 3" to wardrobes x 13' 10" (2.82m to wardrobes x 4.22m)

A double room with a rear facing double glazed window, a central heating radiator and built-in wardrobes providing hanging and storage space.

Bedroom Two

10' 2" x 11' 8" plus recess (3.10m x 3.56m plus recess)

A double room with a front facing double glazed window and a central heating radiator.

Bedroom Three

9' 8" x 6' 7" (2.95m x 2.01m)

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin with mixer tap and a P-shaped bath with shower over. There is tiling to the walls and an extractor fan.

Outside

The property occupies a generous corner plot with an enclosed lawned garden to the front. There is a driveway providing off road parking which leads to the concrete sectional garage. To the rear of the property there is a generous tiered garden ideal for families and entertaining with various patio and lawned areas. There are steps to a patio/hot tub area and further steps up to a decked patio area with firepit and barbecue area.

Garage

With an up and over door. There are work surfaces with plumbing for a washing machine, light and power.

Additional Information

There is currently a hot tub at the property which the vendor has made us aware can be included within the sale subject to negotiations.



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Hatfield Lane, Barnby Dun Doncaster

- GUIDE PRICE £220,000-£230,000
- SPACIOUS ROOM SIZES THROUGHOUT
- ATTRACTIVE LOUNGE
- CONSERVATORY
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: Awaited

guide price

£220,000-£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122177 - 0004

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