



Hollingsworth Lane, Epworth Doncaster



welcome to

Hollingsworth Lane, Epworth Doncaster

Situated in this popular location of Epworth close to the centre is this well presented six bedroom detached property which offers spacious living accommodation throughout and benefits from having a one bedroom annex. The property must be viewed to appreciate the location and size!



Entrance Hall

Accessed through a front facing exterior door. There are two useful built in storage cupboards, laminate flooring, a central heating radiator and stairs which rise to the first floor landing.

Lounge

16' 3" x 13' 7" (4.95m x 4.14m)

With a front facing bay double glazed window, laminate flooring and a central heating radiator. There is a brick inglenook fireplace with beamed mantle housing a cast iron log burning stove as the focal point of the room.

Study Room

13' 2" x 9' 10" (4.01m x 3.00m)

There is a rear facing window and a central heating radiator.

Dining Room

13' x 12' 1" (3.96m x 3.68m)

With rear facing French doors which gives access to the conservatory. There is a central heating radiator and a built in dresser unit with glass fronted cupboards with drawers and wine rack. The dining room is open plan to the kitchen.

Kitchen

13' 5" x 9' 6" (4.09m 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 one and a half bowl sink and drainer with mixer tap. The kitchen has a six ring double range oven with extractor hood above and space for a dishwasher and fridgefreezer. There is tiling to the walls and floor, pelmet lighting. and a rear facing double glazed window.

Utility Room

10' 10" x 8' 3" (3.30m x 2.51m)

With a rear facing double glazed window, a rear facing door which gives access to the rear garden and an additional door which gives access to the annex. Fitted with wall and base units, tiling to the wall and a central heating radiator.

Downstairs W.C

Fitted with a low level WC and hand basin. There is splash back tiling, a central heating radiator and a side facing double glazed window.

Conservatory

23' x 13' (7.01m x 3.96m)

With rear and side facing double glazed windows and rear facing French doors which gives access to the rear garden. There are two central heating radiators.



view this property online williamhbrown.co.uk/Property/DCR123001



First Floor Landing

There is a front facing double glazed window and stairs which rise to the second floor landing.

Master Bedroom

18' 3" x 16' 6" (5.56m x 5.03m)

A double room with two front facing windows, spotlights to the ceiling, a central heating radiator and an archway which gives access to the dressing room.

Dressing Room

11' 10" x 6' 9" (3.61m x 2.06m)

There are spotlights to the ceiling and a central heating radiator.

En Suite Shower Room

Fitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, a corner bath and a double shower cubicle with shower. There is partial tiling to the walls, spotlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

Bedroom Two

11' 10" x 9' 2" (3.61m x 2.79m)

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

En Suite Shower Room

Fitted with a low level WC, a pedestal wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, spotlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

Bedroom Three

14' 2" x 10' (4.32m x 3.05m)

With a front facing window and a central heating radiator.

Bedroom Four

11' 10" x 10' 10" (3.61m x 3.30m)

With a rear facing window and a central heating radiator.

Bathroom

Fitted with a four piece suite comprising of a low level WC, a pedestal wash hand basin, a corner bath and a double shower cubicle with shower. There is partial tiling to the walls, spotlights to the ceiling, a heated towel rail and a rear facing double glazed window.

Second Floor Landing

There is a velux window.

Bedroom Five

14' 3" x 11' 8" (4.34m x 3.56m)

With a side facing double glazed window, storage into the eaves and a central heating radiator.

Bedroom Six

30' 1" x 11' 6" (9.17m x 3.51m)

With a side facing double glazed window and a velux window. There is a central heating radiator, spotlights to the ceiling and a range of fitted storage cupboards ideal for hanging and storage space.

Annex

Open Plan Kitchen Living

23' x 13' (7.01m x 3.96m)

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 gas hob with extractor fan above, an oven, space for a fridgefreezer and plumbing for a washing machine and dishwasher. There is complimentary splash back tiling, a breakfast bar, spotlights to the ceiling, a central heating radiator and patio doors which give access to the front garden.

Bedroom One

11' 9" x 10' 6" (3.58m x 3.20m)

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

Shower Room

Fitted with a low level WC, a vanity sink unit with display top and a shower cubicle with shower. There is

Outside

To the front of the property is a lawned garden with a block paved driveway to provide ample off road parking for several vehicles. There is access to the rear via a side gate, an outside tap and dusk till dawn lights. To the rear of the property is a low maintenance garden with paved patio areas and fencing to the perimeter to provide privacy and screening. There are outside hot and cold taps, lighting and three outdoor electrical sockets.

welcome to

Hollingsworth Lane, Epworth Doncaster

- SOUGHT AFTER VILLAGE LOCATION
- SIX BEDROOM DETACHED PROPERTY
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS W.C
- TWO EN SUITE SHOWER ROOMS

Tenure: Freehold EPC Rating: C

£545,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123001



Property Ref:
DCR123001 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk