



**Linden Place, Burghwallis DONCASTER**



**welcome to**

**Linden Place, Burghwallis DONCASTER**

Situated in an exclusive gated development and boasting 2830 SQ FT of accommodation is this substantial four double-bedroom, two-bathroom family home, finished to the highest standard throughout. Benefiting from an open plan living dining kitchen with central island and separate lounge.



### Entrance Hall

Enter the home through a front facing composite door into the spacious entrance hall lit by a first-floor light tunnel. With a central heating radiator, tiled flooring and stairs to the first-floor landing. There is access to the ground floor WC, the kitchen living dining room and double garage.

### Ground Floor W.C..

The tiled flooring continues into the ground-floor WC, fitted with a modern two-piece suite, comprising a low-flush push-button WC and wash hand basin on a vanity unit with mixer tap, stylish partial tiling to the walls and a contemporary style central heating radiator.

### Open Plan Kitchen Living Diner

36' 2" x 14' 8" ( 11.02m x 4.47m )

The kitchen area is fitted with a modern range of high gloss grey wall and base units with coordinating granite work surfaces. A central island houses a 1½ bowl sink with mixer tap, an integrated dishwasher and wine cooler. There is an integrated five-ring AEG induction hob, two eye-level AEG ovens and housing for an American-style fridge-freezer. The kitchen is lit by inset spotlights and under-unit lighting. The porcelain tiled flooring continues throughout. There is a front-facing double-glazed window, three central heating radiators, and rear-facing bi-fold doors, leading out into the rear courtyard. There is access through to the utility room, study and lounge.

### Study

7' 7" x 8' 11" ( 2.31m x 2.72m )

A perfect home office space with bespoke fitted office furniture and bookcases, a rear facing double glazed window and a central heating radiator.

### Lounge

18' x 16' 11" ( 5.49m x 5.16m )

A spacious and stylish snug lounge tucked away to the rear of the property with a raised and dropped ceiling. There are rear facing tilt and turn bi-fold doors, continued tiled flooring and two central heating radiators.

### Utility Room

9' x 4' 9" ( 2.74m x 1.45m )

Fitted with comprehensive storage, a sink unit, plumbing and provisions for a washing machine and tumble dryer. There is a central heating radiator and tiled flooring.

### First Floor Landing

With a front facing double glazed window providing an abundance of natural light, two loft hatches and two central heating radiators.

### Bedroom One

25' 1" max x 14' ( 7.65m max x 4.27m )

A generously proportioned, dual aspect master bedroom with front and rear facing double glazed windows, two central heating radiators and a stunning range of fitted wardrobes providing ample hanging and storage space. There is access to the en-suite shower room.

### En-Suite Shower Room

A more than generous fitted shower-room comprising a low flush push-button WC, a wash hand basin on a vanity unit with mixer tap and a double walk-in shower with screen. There is luxury tiling from floor to ceiling, a chrome ladder style radiator, spotlights in the ceiling and a front facing obscure double-glazed window.

### Bedroom Two

16' 2" x 9' 11" ( 4.93m x 3.02m )

A spacious double bedroom with a rear facing double glazed window, overlooking the courtyard and rear garden and a central heating radiator.

### Bedroom Three

14' 3" x 11' 10" max ( 4.34m x 3.61m max )

With a front facing double glazed window, giving views of the tree-lined drive, and a central heating radiator.

### Bedroom Four

14' 6" x 9' 5" plus wardrobes ( 4.42m x 2.87m plus wardrobes )

With a rear facing double glazed window, a central heating radiator and modern, recently fitted wardrobes providing ample hanging and storage space.

### Bathroom

A fabulous family bathroom, comprising a freestanding modern bath with mix-tap and a large double walk-in shower with screen. Also fitted with a low flush push-button WC, a floating wash hand basin on a vanity unit with mixer tap and a chrome ladder style radiator. Sleek, marble effect tiles run from floor to the spot-lit ceiling. Two front-facing obscure double glazed windows provide an abundance of natural light.

### Outside

The property is situated in a conservation area in a gated development of only three homes. There is a superb range of off-road parking to the front which in-turn leads to the double garage. There is a lawned garden to the front and side with patio area and a variety of mature shrubs, plants and trees. To the rear of the property there is an elevated stone garden with steps from a spacious courtyard up to a raised sectioned garden with a variety of mature shrubs, plants and trees. The elevated decking provides yet another relaxing area for alfresco dining and entertaining with elevated views.

### Double Garage

19' 9" x 19' 3" ( 6.02m x 5.87m )

Accessed via an electric remote-controlled roller, the garage also houses the Fibre To The Premises (FTTP) unit that provides Cat6 ethernet connections throughout the property. There is access to the boiler room/storeroom with additional access to the entrance hall.

### Boiler Room / Store Room

11' 2" x 8' 10" ( 3.40m x 2.69m )

Conveniently located through the double garage with a wall mounted boiler.



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## Linden Place, Burghwallis DONCASTER

- 2830 SQ FT / 263 SQ M INCLUDING GARAGE AND STORE
- LARGE CONTEMPORARY FOUR-BEDROOM HOME REFURBISHED TO THE HIGHEST STANDARD ONLY THREE YEARS AGO
- DESIRABLE VILLAGE SETTING IN BURGHWALLIS WITH SUPERB ACCESS TO COMMUTING NETWORKS
- SITUATED ON QUIET TREE-LINED DRIVE ACCESSED THROUGH BEAUTIFUL WROUGHT-IRON GATES WITH ELECTRIC OPERATED DOUBLE GARAGE
- OPEN PLAN KITCHEN, LIVING AND DINING AREA WITH BI-FOLD DOORS TO COURTYARD

Tenure: Freehold EPC Rating: C

offers in the region of

**£575,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123125 - 0006

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