



**School Lane, Wheatley Hills Doncaster**



**welcome to**

**School Lane, Wheatley Hills Doncaster**

GUIDE PRICE £370,000-£380,000. This fabulous spacious executive style family home is situated on this highly desirable development in Wheatley Hills and within close proximity to a range of local amenities and transport links. Occupying a corner plot with gardens to the front, side and rear!



### Entrance Hall

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

### Study / Family Room

9' x 9' 5" ( 2.74m x 2.87m )

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

### Lounge Dining Room

22' to bay x 11' ( 6.71m to bay x 3.35m )

A dual aspect room with front and rear facing double glazed windows and two central heating radiators.

### Dining Kitchen

16' 6" to recess x 16' to recess ( 5.03m to recess x 4.88m to recess )

With rear and side facing bifolding doors to the rear garden. Fitted with a modern range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor above, an electric oven, plumbing for a washing machine and an integrated microwave and fridge-freezer. There is a central island with dining bar ideal for entertaining.

### Utility Room

Fitted with base cupboard with work surfaces beneath which is plumbing for a washing machine. There is a central heating radiator, tiled flooring and access to the WC.

### Downstairs W.C.

With a side facing obscure double glazed window. Fitted with a WC and a wash hand basin. There is partial tiling to the walls, tiled flooring, a central heating radiator and an extractor fan.

### First Floor Landing

With a front facing double glazed window, access to the loft, a central heating radiator, downlights to the ceiling and a double storage cupboard which houses the central heating boiler.

### Master Bedroom

19' 6" to recess x 9' 10" ( 5.94m to recess x 3.00m )

With front and rear facing double glazed windows, a central heating radiator, a TV aerial point and fitted wardrobes providing hanging and storage space. A door gives access to the en-suite shower room.

### En-Suite Shower Room

With a side facing obscure double glazed windows. Fitted with a WC, a wash hand basin with mixer tap and a double shower cubicle with shower. There is tiling to the walls and floor, downlights to the ceiling, an extractor fan and a central heating radiator.

### Bedroom Two

10' x 12' 4" ( 3.05m x 3.76m )

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

### Bedroom Three

13' 10" to recess x 9' 10" ( 4.22m to recess x 3.00m )

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

### Bedroom Four

8' 10" x 6' 4" ( 2.69m x 1.93m )

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

### Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a panelled bath with shower over. There is tiling to the walls and floor and a central heating radiator.

### Outside

The property occupies a generous corner plot with lawned gardens to the front and side. To the side of the property there is a driveway providing ample off road parking for several vehicles and leads to the detached garage. To the rear of the property there is an enclosed lawned garden with patio areas, an outside tap, power sockets and a gate to the driveway.

### Detached Garage

With an up and over door, light and power.



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## **School Lane, Wheatley Hills Doncaster**

- GUIDE PRICE £370,000-£380,000
- SIZEABLE ACCOMMODATION THROUGHOUT
- SPACIOUS LOUNGE DINING ROOM
- FAMILY ROOM / STUDY
- ATTRACTIVE DINING KITCHEN WITH INTEGRATED APPLIANCES, CENTRAL ISLAND AND BIFOLDING DOORS

Tenure: Freehold EPC Rating: B

guide price

**£370,000-£380,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123589 - 0004

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