



**The Hollies School Lane, Auckley Doncaster**



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Situated in the sought after location of Auckley is this substantial charming five bedroom detached family home boasting spacious characterful accommodation throughout. The property benefits from three reception rooms, a utility, off road parking, two garages and useful outbuilding/home office.



### Entrance Porch

With a front facing timber door, two front facing double glazed windows and two side facing double glazed windows. There is a pitched roof with feature beams and an open arch giving access into the entrance hall.

### Entrance Hall

With stairs which rise to the first floor landing and access to the open plan living kitchen diner and dining room.

### Open Plan Living Kitchen Diner Living Area

12' 4" x 12' ( 3.76m x 3.66m )

With a front facing double glazed bowed window, a central heating radiator, coving to the ceiling, and a brick feature fireplace with stone hearth housing the multi fuel burner. The living area is open plan to the kitchen diner.

### Kitchen Diner

28' 10" x 11' 3" ( 8.79m x 3.43m )

With rear and side facing double glazed windows and a rear facing glazed door giving access to the rear garden. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl composite sink and drainer with mixer tap. The kitchen has a five ring gas hob with an extractor above, a double electric oven and an integrated fridge and dishwasher. There is tiled splashback, coving to the ceiling, wooden flooring, downlights to the ceiling, two central heating radiators and area for a dining table and chairs. There is access through to the utility room and dining room.

### Utility Room

13' 1" max x 11' 8" max ( 3.99m max x 3.56m max )

With a rear facing double glazed window and door giving access to the rear garden. There are work surfaces housing the stainless steel sink and drainer with mixer tap beneath which is space and plumbing for white goods. There is a wall mounted boiler, tiled flooring, space for a fridge-freezer and access to the downstairs WC and inner hallway.

### Downstairs W.C.

With a rear facing double glazed window. Fitted with a low flush WC and a wash hand basin. There is partial tiling to the walls and laminate flooring.

### Inner Hallway

With two front facing double glazed windows, a central heating radiator, useful built-in storage and an additional staircase which rises to the first floor landing. There is access to the dining room and lounge.

### Dining Room

12' 8" x 11' 11" ( 3.86m x 3.63m )

With a front facing double glazed bowed window, original traditional red and black tiled flooring, a central heating radiator, coving to the ceiling, a built-in storage cupboard and a feature fireplace as the focal point of the room.

### Lounge

22' 4" x 24' 3" ( 6.81m x 7.39m )

With a front facing double glazed bay window and two front facing double glazed windows. There are three central heating radiators, four wall light points, coving to the ceiling, solid wooden flooring, rear facing double glazed windows and rear facing double glazed French doors to the rear garden.

### First Floor Landing One

From the entrance hall stairs rise to the first floor landing which has a front facing double glazed feature window, wall light point and access to the loft.

### Bedroom Two

12' 7" x 12' 2" ( 3.84m x 3.71m )

With a front facing double glazed window, a central heating radiator, coving to the ceiling and built-in wardrobes providing hanging and storage space.

### Bedroom Three

12' 5" x 12' 10" ( 3.78m x 3.91m )

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

### Bedroom Four

11' 7" x 11' 5" ( 3.53m x 3.48m )

With rear and side facing double glazed windows, a central heating radiator, coving to the ceiling and access to the en-suite shower room.

### En-Suite Shower Room

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a corner shower cubicle with shower. There is partial tiling to the walls, tiled flooring, a central heating radiator, downlights to the ceiling and an extractor fan.

### First Floor Landing Two

From the inner hallway stairs rise to the additional first floor galleried landing which has a front facing double glazed window, a central heating radiator, access to the loft and feature wall lights.

### Master Bedroom

24' 5" max x 22' 6" max ( 7.44m max x 6.86m max )

A spacious master bedroom with two rear facing double glazed windows, a front facing double glazed window and three central heating radiators. A door gives access to the en-suite shower room.

### En-Suite Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into vanity unit with mixer tap, a bath with telephone style mixer tap and shower attachment and a double shower cubicle with shower. There is tiling to the walls and floor, a heated towel rail and an extractor fan.

### Bedroom Five

12' x 10' 8" ( 3.66m x 3.25m )

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

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin, a panelled bath and a double shower cubicle with shower. There is partial tiling to the walls, a central heating radiator, downlights to the ceiling, tiled flooring and an extractor fan.

### Outside



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## The Hollies School Lane, Auckley Doncaster

- GUIDE PRICE £700,000-£725,000
- FIVE BEDROOM DETACHED FAMILY HOME & THREE RECEPTION ROOMS
- UTILITY ROOM AND GROUND FLOOR WC
- TWO EN-SUITES
- GENEROUS PLOT WITH FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

guide price

**£700,000-£725,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR123394 - 0006

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