



**Rectory Gardens, Old Edlington Doncaster**



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## **Rectory Gardens, Old Edlington Doncaster**

This beautifully presented four bedroom detached barn conversion is situated in the sought after location of Old Edlington with stunning open views. Benefiting from spacious characterful accommodation throughout with a 30 ft lounge, a dual aspect dining room, utility and en-suite shower room.



### Entrance Porch

With a side facing timber door, a front facing single glazed leaded window, stone flooring and steps up to the kitchen diner. A door gives access to the WC.

### W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap, stone flooring, an electric heater and a side facing obscure single glazed window.

### Kitchen Diner

18' 7" x 14' 11" ( 5.66m x 4.55m )

With a front facing single glazed leaded bay window and two side facing single glazed leaded windows. Fitted with a range of wall and base units with coordinating granite work surfaces housing the double inset sink with mixer tap. The kitchen has a four ring electric hob, two single electric ovens and an integrated microwave, fridge and dishwasher. There is splashback tiling, feature beam to the ceiling, two central heating radiators and laminate flooring.

### Hallway

With a side facing timber door, laminate flooring and a central heating radiator.

### Utility Room

14' 6" x 6' 9" ( 4.42m x 2.06m )

With a side facing single glazed leaded window. Fitted with a range of base units with work surfaces housing the stainless steel sink. There is space for a fridge-freezer, plumbing for a washing machine and dryer, a range of useful storage space, downlights to the ceiling and access to the loft with ladder.

### Dining Room

18' 5" x 12' 6" ( 5.61m x 3.81m )

A dual aspect dining room with two side facing single glazed leaded windows and a feature open fireplace with brick surround and tiled hearth. There are two central heating radiators, feature beams and downlights to the ceiling and laminate flooring.

### Landing

A spacious dual aspect landing with two side facing single glazed leaded windows. There is a central heating radiator and a vaulted ceiling with feature beams. There is access through to the lounge and steps down to the lower ground floor.

### Lounge

30' 10" x 18' 5" ( 9.40m x 5.61m )

A triple aspect spacious charming lounge with four side facing single glazed leaded windows and a rear facing single glazed leaded bay window. There is a vaulted ceiling with feature beams, four central heating radiators and feature stone walls. The focal point of the room is the stone ingle nook fireplace housing the wood burner.

### Lower Ground Floor

#### Hallway

With side facing double entrance doors, a side facing single glazed leaded window, stone flooring, a central heating radiator and feature beams to the ceiling.

### Bedroom One

16' 8" max x 12' 1" ( 5.08m max x 3.68m )

With rear and side facing single glazed leaded windows, laminate flooring and fitted wardrobes and access to the en-suite bathroom.

### En-Suite Bathroom

With a side facing obscure single glazed window. Fitted with a low flush WC, a counter top wash hand basin with mixer tap and a bath with mixer tap. There is partial tiling to the walls, tiled flooring, a central heating radiator and downlights to the ceiling.

### Bedroom Two

13' 5" x 8' 9" ( 4.09m x 2.67m )

With a side facing single glazed leaded window, a central heating radiator and a range of fitted furniture.

### Bedroom Three

13' 5" x 7' 8" ( 4.09m x 2.34m )

With a side facing single glazed leaded window, a central heating radiator and fitted wardrobes and drawers.

### Bedroom Four

13' 6" x 8' 4" ( 4.11m x 2.54m )

With two side facing single glazed leaded windows, laminate flooring, feature beams to the ceiling and a central heating radiator.

### Bathroom

With a side facing obscure single glazed window. Fitted with a low flush WC, a floating wash hand basin with mixer tap, a bath with mixer tap and a walk-in shower. There is partial tiling to the walls, tiled flooring, a central heating radiator, downlights to the ceiling and a range of fitted storage.

### Outside

To the front of the property there is an enclosed lawned garden with an abundance of shrubs, plants, flowers and trees. There is a paved patio with seating area and steps down to the driveway. To the side of the property there is a driveway providing ample off road parking and leads to the garage. To the rear of the property there is an enclosed landscaped garden with raised planted sections, pergola, greenhouse and stunning open views over to the rear.

### Garage

18' 2" x 12' 2" ( 5.54m x 3.71m )

With double wooden doors, power and houses the oil boiler. There is access through to the workshop.

### Workshop

17' 9" x 6' 10" ( 5.41m x 2.08m )

With a side facing window.



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## Rectory Gardens, Old Edlington Doncaster

- FOUR BEDROOM DETACHED STONE BARN CONVERSION
- SPACIOUS KITCHEN DINER
- GENEROUS TRIPLE ASPECT LOUNGE OVER 30 FT IN LENGTH
- CHARMING FEATURES THROUGHOUT
- DRIVEWAY, GARAGE AND WORKSHOP

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

**£625,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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