



Park Lane, Blaxton Doncaster

welcome to

Park Lane, Blaxton Doncaster

GUIDE PRICE £425,000-£450,000. A spacious four double bedroom detached dorma bungalow which occupies a generous plot with enclosed gardens to the front, side and rear. The property has a secure gated entry, ample off road parking for several vehicles and a garage.



Entrance Hall

With a front facing glazed door, a central heating radiator, coving to the ceiling and stairs which rise to the first floor landing.

Sitting Room

18' 6" max x 18' 3" max (5.64m max x 5.56m max)
An L-shaped room with a front facing double glazed bay window, a side facing double glazed window, a central heating radiator, coving to the ceiling and wall light points. The focal point of the room is the feature marble fireplace with marble hearth housing the gas living flame fire.

Home Office / Play Room

10' x 6' 7" (3.05m x 2.01m)
A versatile room with French doors giving access to the conservatory and a central heating radiator.

Conservatory

12' 2" x 11' 8" (3.71m x 3.56m)
With front side and rear facing double glazed windows, a pitched roof, two velux style windows, a central heating radiator and tiled flooring. There are French doors giving access to the garden.

Dining Room

12' 2" x 10' (3.71m x 3.05m)
With a rear facing double glazed patio doors leading out to the rear garden and a central heating radiator.

Downstairs W.C.

Fitted with a low flush WC and a wash hand basin fitted into a vanity unit with mixer tap. There is splashback tiling, coving to the ceiling, laminate flooring, a chrome heated towel rail and a rear facing obscure double glazed window.

Breakfast Kitchen

16' x 11' 10" (4.88m x 3.61m)
With front and side facing double glazed windows. Fitted with wall and base units with coordinating Corian work surfaces. The kitchen has a gas hob with extractor above, an electric oven and an integrated dishwasher and fridge. There is a central heating radiator, complimentary tiling, tiled flooring, spotlights to the ceiling and a centre breakfast island housing the inset sink and drainer with mixer tap. There is access through to the utility room.

Utility Room

11' 10" x 7' 10" (3.61m x 2.39m)
Fitted with base units with work surfaces housing the sink with mixer tap. There is plumbing for a washing machine, space for a tumble dryer, a wall mounted gas central heating boiler, rear and side facing double glazed windows and a rear facing sealed unit door giving access to the rear garden.

Bedroom Four

13' 2" x 12' 2" (4.01m x 3.71m)
With a rear facing double glazed window, coving to the ceiling, laminate flooring and a central heating radiator.

First Floor Landing

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

Master Bedroom

15' 5" x 13' 1" (4.70m x 3.99m)
A spacious double room with front and rear facing double glazed windows, a feature diamond shaped window and access through to the en-suite shower room and bedroom three.

En-Suite Shower Room

With a rear facing obscure double glazed window. Fitted with a low flush WC, a pedestal wash hand basin, bidet and a shower cubicle with shower. There is complimentary tiling, an electric shaver point and a heated towel rail.

Bedroom Three

13' 1" x 11' 7" (3.99m x 3.53m)
With two double glazed velux windows, a feature window and a central heating radiator. Currently being used as a bedroom however could be used as dressing room or nursery if required as it has direct access from the master bedroom.

Bedroom Two

17' x 11' 10" (5.18m x 3.61m)
With a rear facing double glazed window, a side facing feature diamond window, a central heating radiator and downlights to the ceiling.

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a pedestal wash hand basin, bidet, a corner bath and a corner shower cubicle with shower. There is tiling to the walls and floor, a heated towel rail and access to the loft.

Outside

The property occupies a generous enclosed plot and is approached by double wrought iron electric operated gates. The front garden is mainly laid to lawn with mature shrubs and plants to the borders. A driveway provides ample off road parking for several vehicles and leads to the garage. There are enclosed gardens to the side and rear with various patio areas, a bbq area and kennels.

Garage

With an electric door.



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Park Lane, Blaxton Doncaster

- GUIDE PRICE £425,000-£450,000
- POPULAR LOCATION
- SPACIOUS ROOM SIZES THROUGHOUT
- SITTING ROOM AND FORMAL DINING ROOM
- STUDY AND CONSERVATORY

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: Deleted

guide price

£425,000-£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124964 - 0002

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