

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



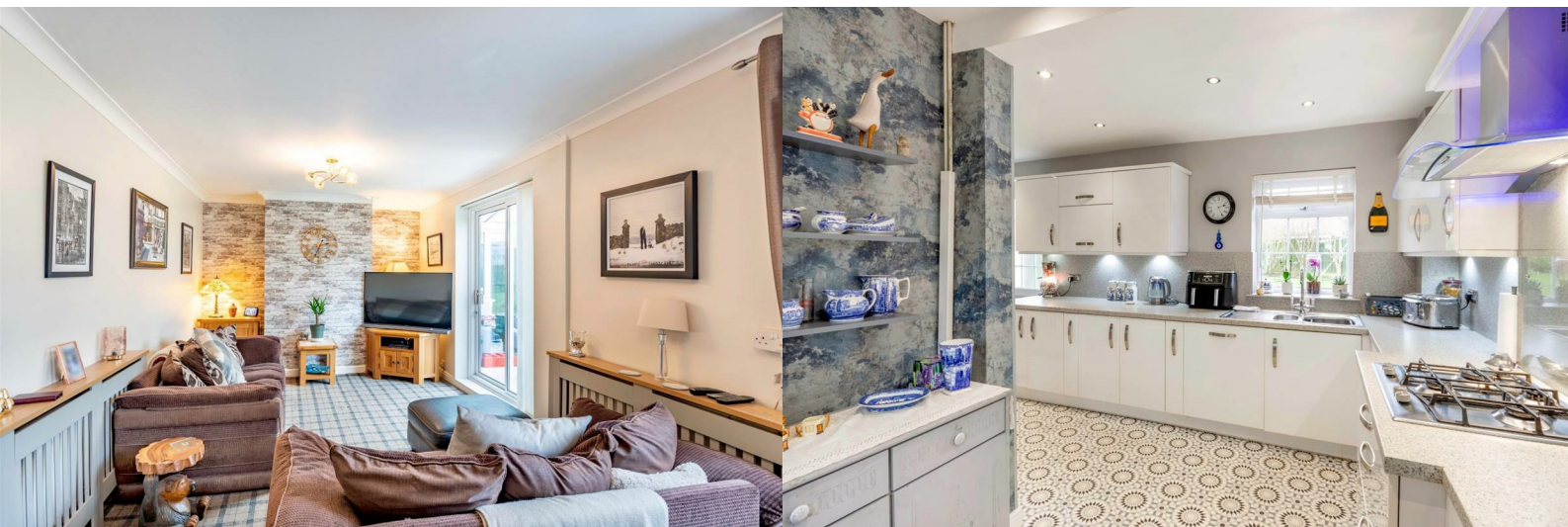
## Church Lane

Wadworth, DN11 9BP

Asking Price £270,000



Council Tax: B



# 18 Church Lane

Wadworth, DN11 9BP

Asking Price £270,000



## DESCRIPTION

The property briefly comprises, Lounge, Dining Room, Kitchen, Conservatory, downstairs Cloakroom, three Bedrooms and Bathroom. Whilst outside there is ample parking and landscaped garden to the rear. Wadworth is a village lying six miles south of the centre of the city of Doncaster with all its amenities and is close to the A1/M18 interchange. It also benefits from a primary school, public house, health centre, coffee shop and butchers.

## ACCOMMODATION

Having two entrances to the front of the property.

## ENTRANCE PORCH

Having tiled floor and uPVC double glazed Entrance Door with ornate glass panel leading into:

## DINING ROOM

19'11" x 11'11" (6.08m x 3.64m )

Central feature fireplace with surround, stairs rising to the first floor accommodation, ceiling rose, window to the front elevation, two radiators, dimmer switches and wall mounted thermostatic controller. Door leading into:

## LOUNGE

20'0" x 10'7" (6.10m x 3.25m )

Feature fireplace, TV point, two concealed radiators, window to the rear elevation, under stairs cupboard, door leading into the Kitchen and further double doors leading into:

## CONSERVATORY

9'9" x 9'4" (2.99m x 2.85m )

Tiled flooring and sliding doors opening to the rear garden.

## BREAKFAST KITCHEN

14'7" x 15'1" (4.45m x 4.62m )

Benefitting from wall and base units with complementary worktops, built-in oven and grill, integrated fridge freezer, dishwasher, one and a half sink with mixer tap over, shelving, spotlights to ceiling, windows to the front and rear elevation, vinyl flooring, UPVC door leading out to the rear garden, concealed radiator and space to:

## LOBBY

Providing access to the downstairs Cloakroom, tiled flooring and uPVC double glazed entrance door with arched window to the front elevation.

## DOWNSTAIRS CLOAKROOM

White two-piece suite comprising low level flush wc and corner wash hand basin, part tiled walls, tiled floor, and uPVC double glazed window.

## FIRST FLOOR LANDING

5'10" x 8'1" (1.80m x 2.47m )

Providing access to the three Bedrooms, Bathroom, loft access, spotlights and window to the side elevation.

## BEDROOM ONE

12'0" x 10'7" (3.67m x 3.25m )

Window to the front elevation, spotlights to ceiling with dimmer switch and radiator.

## BEDROOM TWO

11'4" x 12'0" (3.47m x 3.67m )

Spotlights to ceiling with dimmer switch, window to the rear elevation and radiator.

### BEDROOM THREE

8'11" x 8'8" (2.72m x 2.65m )

Cupboard, spotlights to ceiling, radiator, and window to the side elevation.

### SHOWER ROOM

5'5" x 7'6" (1.67m x 2.31m )

Three piece suite comprising walk in shower, low level flush w.c., wash hand basin with drawer under and mirror over, window to the rear elevation, extractor fan, radiator, and towel rail.

### EXTERNALLY

The property occupies a larger than average plot with an open outlook to the rear over the cricket field. To the front is an enclosed landscaped garden with gravel and lawned areas and ample hardstanding. Whilst to the rear is an enclosed garden which is mainly laid to lawn with paving and stone chip areas, mature borders, wooden shed, gated access to the front and security lighting.

### COUNCIL TAX

Through enquiry of the Doncastert Council we have been advised that the property is in Rating Band 'B'

### TENURE - FREEHOLD

### AGENTS NOTE

We are advised that planning permission to erect a triple garage including mezzanine floor has been granted on 23 July 2024 under planning reference no 24/00874/FUL with the City of Doncaster Council.



## Road Map



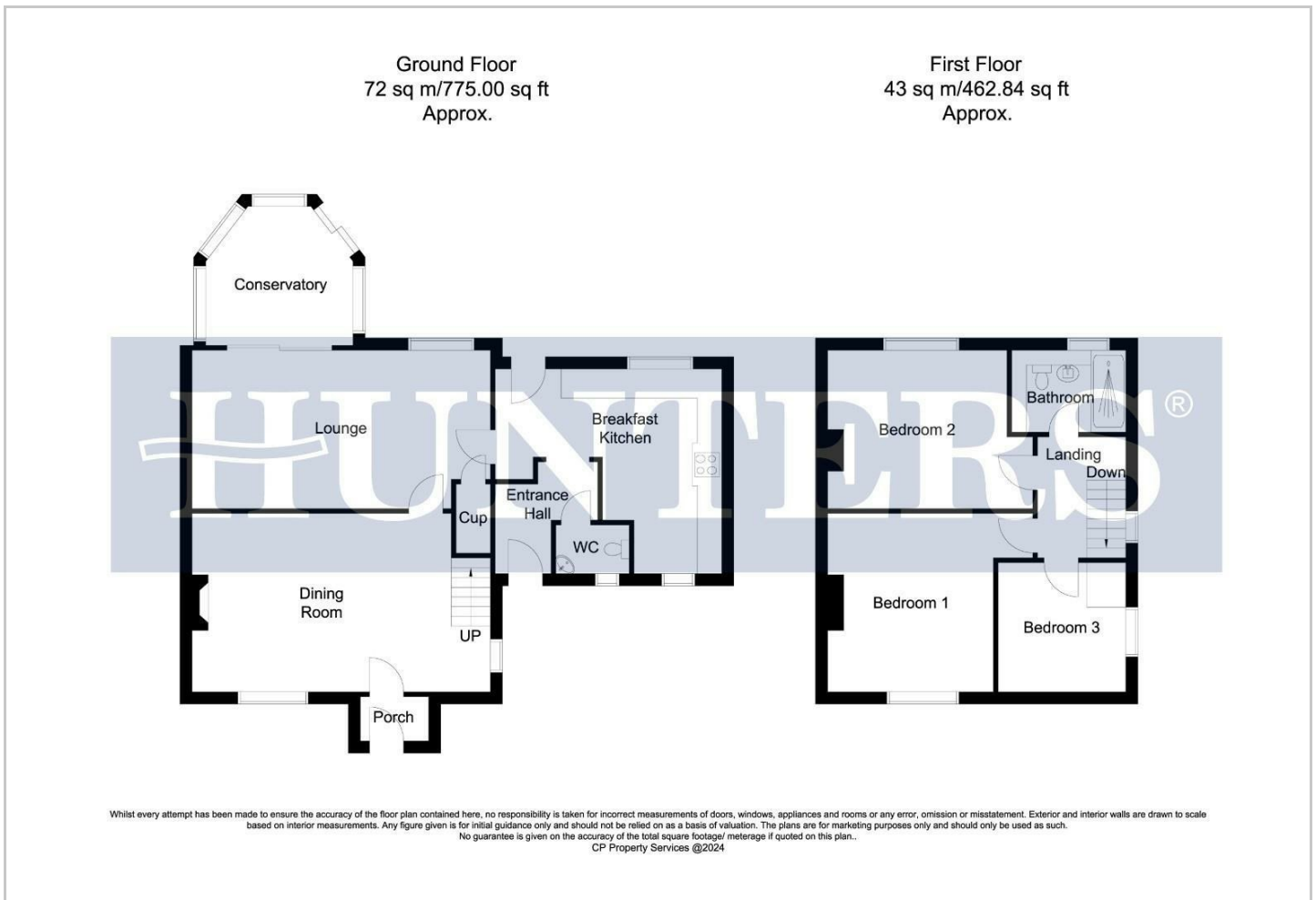
## Hybrid Map



## Terrain Map



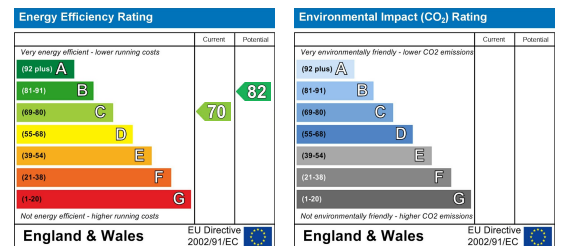
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.