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Abbeyfields

Finningley, DN9 3EE

Offers In The Region Of £375,000



Council Tax: C



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DESCRIPTION

Briefly the property comprises side porch, entrance hallway, lounge, dining room, kitchen, three bedrooms and an attic room with cloakroom. Outside is a block paved drive to the front allowing off street parking for three vehicles and drive to the side leading to the garage and rear garden. The property also benefits from gas central heating and double glazing.

Finningley lies on the A614 between Bawtry and Thorne and is six miles southeast of the city of Doncaster which lies on the East Coast mainline. The village has amenities including Doctors Surgery, Post Office, Shops, Church, Primary School and Public House and is well located for access to the motorway network.

SIDE PORCH

6'2" x 14'4" (1.89m x 4.38m)

uPVC construction with tiled roof, composite double glazed door with glass panel leading to the inner entrance hall via a white uPVC door with glass panel. Coat hanger and shelving, space for a freezer, vinyl flooring, two wall lights and opaque windows to the side elevation.

ENTRANCE HALLWAY

9'10" x 16'0" to maximum dimension (3.00m x 4.90m to maximum dimension)

Providing access to the lounge, kitchen, bedrooms and bathroom, smoke alarm, two cupboards and radiator.

LOUNGE

13'11" x 17'6" (4.26m x 5.35m)

Feature fireplace with surround housing log burner

on a stone tiled hearth, TV point, bay window to the front elevation and window to the side elevation, radiator.

DINING ROOM

14'1" x 8'10" (4.31m x 2.70m)

Stairs rising to the Attic room with understairs cupboard, vinyl flooring, window to the rear elevation and radiator.

BREAKFAST KITCHEN

9'11" x 12'6" (3.03m x 3.82m)

Wall and base units with complementary worktops, spaces for oven, washing machine and fridge, one and a half stainless steel sink with tiled splashback, vinyl flooring, door opening to dining room and white uPVC door with glass panel to the side elevation.

BEDROOM ONE

10'7" x 12'0" (3.25m x 3.66m)

Wall cupboard and shelving, vinyl flooring, window to the rear elevation.

BEDROOM TWO

8'1" x 13'7" (2.48m x 4.15m)

Built in shelving, vinyl flooring, window to the front elevation and radiator.

BEDROOM THREE

7'7" x 8'9" (2.33m x 2.69m)

Built in cupboard, window to the side elevation and radiator.

SHOWER ROOM

7'1" x 5'6" (2.18m x 1.70m)

Tiled throughout with walk in shower, pedestal wash hand basin with mixer tap, low level flush w.c., chrome wall radiator, extractor fan and obscure window to the side elevation.

ATTIC ROOM

14'5" x 19'5" (4.40m x 5.93m)

Accessed via staircase from the dining room and currently used as a study with bespoke bookcase, spotlights, storage space, Velux window and door into:

W.C.

8'8" x 5'10" (2.65m x 1.79m)

Two piece suite comprising pedestal wash hand basin with splash back and retractable mirror, low level flush w.c., cupboard housing Ideal boiler, Velux window, door into storage.

EXTERNALLY

The front garden is laid to block paving allowing off street parking for three vehicles and is accessed via a wrought iron gate. There are trees, established hedges and flower beds bordering the block paved area and security lights to the front, rear and side of the property.

A further gate to the side leads to the garage and rear garden which is laid to lawn and paving with mature borders and fencing, outside tap, wooden shed and store.

GARAGE

8'3" x 15'6" (2.52m x 4.74m)

Concrete sectional construction with up and over door, power and lighting.

COUNCIL TAX

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

TENURE - Freehold

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



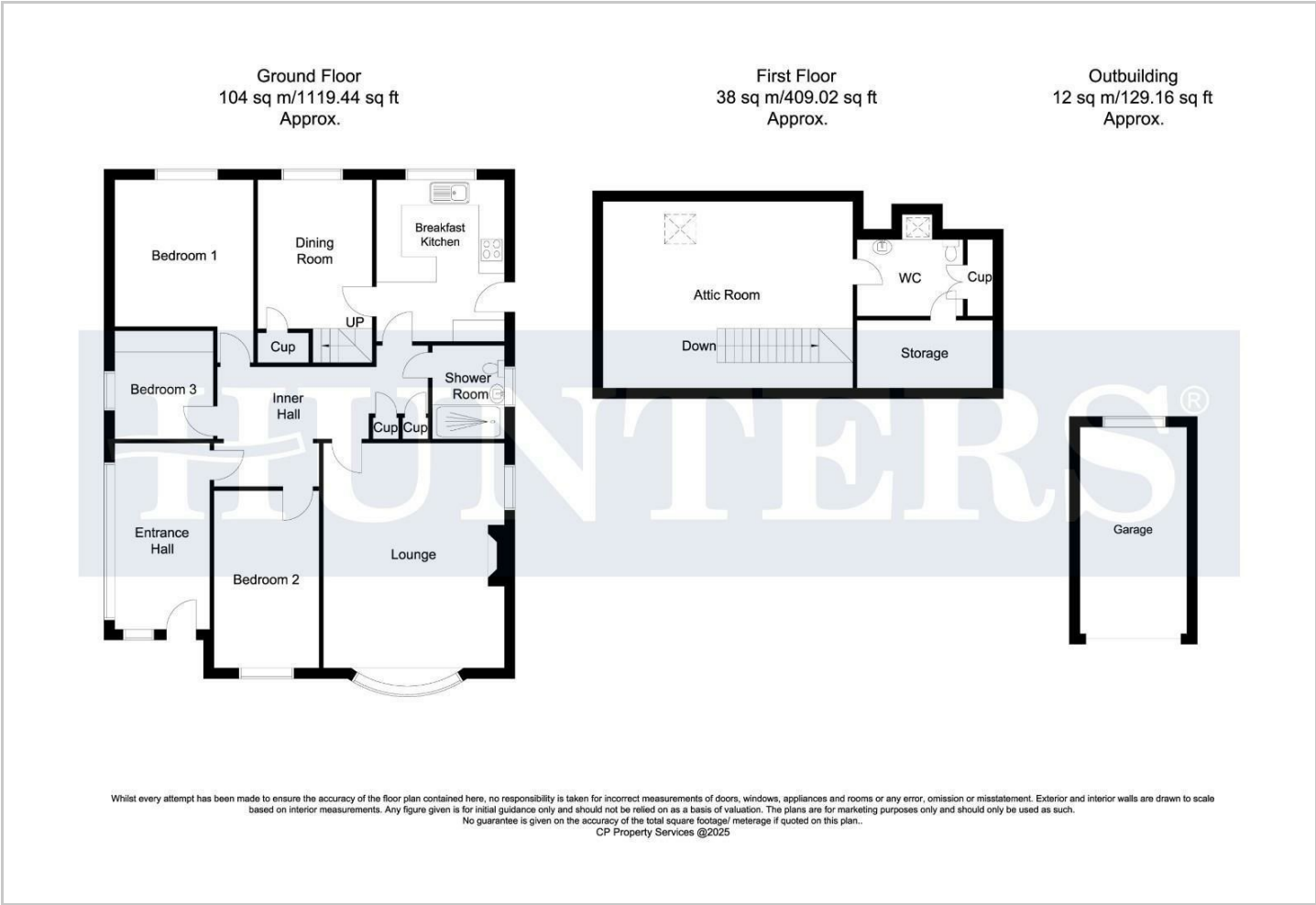
Hybrid Map



Terrain Map



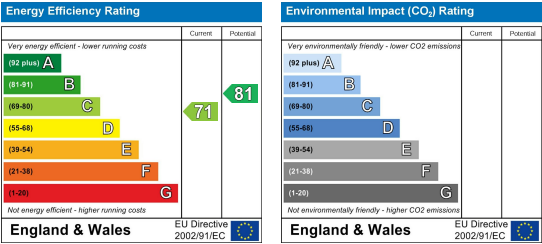
Floor Plan



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.