



The Lees Ferry Boat Lane, Old Denaby Doncaster DN12 4LB

welcome to

The Lees Ferry Boat Lane, Old Denaby Doncaster

MAKE THIS YOUR DREAM FOREVER HOME! An imposing four bedroom detached family home in arguably one of the most sought after villages in the Dearne Valley area -Standing proud in extensive, formal, gated grounds in approx 1/2 of an acre - rarely does an opportunity like this arise - CALL US NOW!





Ground Floor

First Floor

- Ground Floor:**
- Cloakroom**
- Open Lounge**
- Dining Room**
- Kitchen**
- Utility Room**
- Games Room**
- Bar**
- Pool Room**
- Sauna**
- Changing Rooms**
- 1st Floor:**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bedroom Four**
- En-Suite**
- Bathroom**
- Exterior:**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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The Lees Ferry Boat Lane, Old Denaby Doncaster

- Imposing - four bedroom detached family home - Council Tax Band: F
- Sitting in aprox 1/2 acre of land in gated grounds
- Highly sought after street in desirable, picturesque village location
- Indoor swimming pool, saunas, changing rooms, bar area
- Tennis courts & water fountain

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB116219](https://www.williamhbrown.co.uk/Property/MXB116219)



Property Ref:
MXB116219 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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