

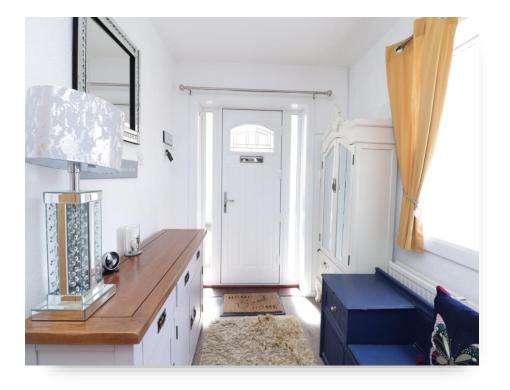
Church Lane, Barnburgh Doncaster DN5 7EZ

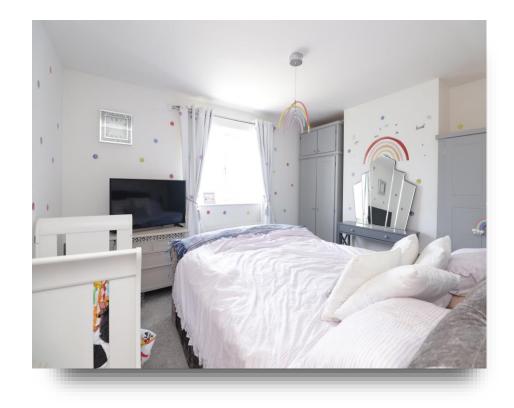


welcome to

Church Lane, Barnburgh Doncaster

£200,000-£220,000 -TAKE ME TO CHURCH.. Standing proud on an enviable, generous sized plot this picturesque village, this spacious semi-det makes the perfect family home. Boasting absolutely stunning accommodation from top to bottom, a substantial driveway & a delightful rear garden - DON'T MISS OUT!





£200,000 -£220,000***Beautifully Presented 3-Bedroom Semi-Detached Home in Idyllic Village***

Discover this stunning 3-bedroom semi-detached home nestled in the idyllic and sought-after village of Barnburgh. Combining semi-rural charm with excellent accessibility, this property offers the perfect blend of tranquility and convenience.

Key Features:

- **Prime Location:** Ideally situated for easy access to Mexborough and Doncaster, with nearby amenities, schools, and country walks.

- **Outdoor Lifestyle:** Enjoy nearby country walks and the charm of local country pubs and restaurants.

- **Modern Elegance:** Beautifully presented and modern throughout, with tasteful decoration in every room.

- **Stylish Interiors:** Features a contemporary kitchen and bathroom, a spacious entrance hall, and ample living space.

- **Generous Parking:** Larger than average, substantial driveway providing ample off-street parking at the front.

- **Delightful Garden:** The rear garden boasts a lawned area and a patio, perfect for entertaining and/or relaxing.

This home is the epitome of modern family living in a picturesque village setting. Don't miss the chance to make it yours! CALL US NOW!

Ground Floor:

Entrance Hallway

Lounge 11' x 23' 7" (3.35m x 7.19m)

Kitchen 6' 10" x 11' 11" (2.08m x 3.63m)

1st Floor:

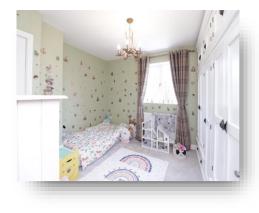
Landing

Bedroom One 11' 10" x 10' 10" (3.61m x 3.30m)

Bedroom Two

Bedroom Three 6' 11" x 10' 6" (2.11m x 3.20m)

Outside









view this property online williamhbrown.co.uk/Property/MXB117190



welcome to

Church Lane, Barnburgh Doncaster

- 3 bedroom semi-detached family home standing on an enviable, generous sized plot. GUIDE PRICE £200,000-220,000
- Highly sought after village location. Semi rural yet ٠ excellently placed for amenities, schools, country walks & country pubs/restaurants
- Well placed for links to both Doncaster & ٠ Mexborough
- Beautifully presented & contemporary living. • Stunningly throughout
- Spacious entrance hall, lounge with log burner & • beautifully presented kitchen

Tenure: Freehold EPC Rating: D



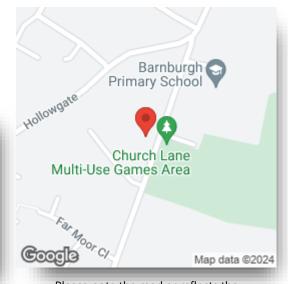


view this property online williamhbrown.co.uk/Property/MXB117190



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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW



williamhbrown.co.uk



MXB117190 - 0005

Property Ref: