



**Stoneylea Denaby Lane, Old Denaby Doncaster DN12 4LA**



**welcome to**

**Stoneylea Denaby Lane, Old Denaby Doncaster**

GUIDE PRICE £350,000-£370,000 classic 3 bedroom detached home awaits in this extremely sought after village. With spacious accommodation & beautiful kerb appeal, ready for your own personal touch, it's the perfect canvas to make your own! NO CHAIN - CALL US NOW!



### Entrance Hall

Having a door to the front, a window to the side. a central heating radiator and a useful storage cupboard.

### Downstairs W.C

Fitted with a W.C, a wash hand basin, a bidet and a rear facing window.

### Lounge

15' 2" x 12' 10" ( 4.62m x 3.91m )

Having a window to the front and a central heating radiator.

### Dining Room

12' 8" x 8' ( 3.86m x 2.44m )

Having a window to the front and a central heating radiator.

### Third Reception Room

13' 7" x 9' 11" ( 4.14m x 3.02m )

A versatile room having a central heating radiator, a side facing window and a further front facing window.

### Kitchen

20' 7" x 7' 10" ( 6.27m x 2.39m )

A spacious kitchen fitted with wall & base units with work surfaces housing the electric oven with electric hob & cooker hood. Also having a breakfast bar, a window to the rear, a central heating radiator, a door to to the rear and a further door leading to the cellar.

### Landing

Having useful storage and a window to the rear.

### Bedroom One

10' x 11' 1" ( 3.05m x 3.38m )

Having a central heating radiator and a window to the rear.

### Bedroom Two

15' x 11' 9" ( 4.57m x 3.58m )

Having a central heating radiator, a window to the front and useful storage.

### Bedroom Three

7' 11" 8 x 8' 8" ( 2.41m 8 x 2.64m )

Having a central heating radiator and a window to the rear.

### Family Bathroom

Fitted with a bath with shower, a wash hand basin and a W.C. Also having a central heating radiator and a window to the rear.

### Outside

Standing on an extremely generous sized plot of approximately 3/4 of an acres.

To the front is a driveway & a delightful lawned garden enhancing the properties kerb appeal.

To the rear is a generous sized garden with a lawned area & a decked area - a perfect space for entertaining guests and / or relaxing.

### Garage

Having an up & over door and power.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## **Stoneylea Denaby Lane, Old Denaby Doncaster**

- 3 bedroom detached house - perfect family home to make your own Council Tax - E EPC Rating - D
- Sat on approx 1/3 acre of land
- Extremely sought after, idyllic village -semi rural yet excellently placed for amenities, schools, shops & transport links & country walks pubs/restaurants
- Spacious accommodation - kitchen, diner, third reception room, living room
- Utility room & downstairs W.C. Versatile spacious cellar

Tenure: Freehold EPC Rating: D  
Council Tax Band: E



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MXB117837 - 0012

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