



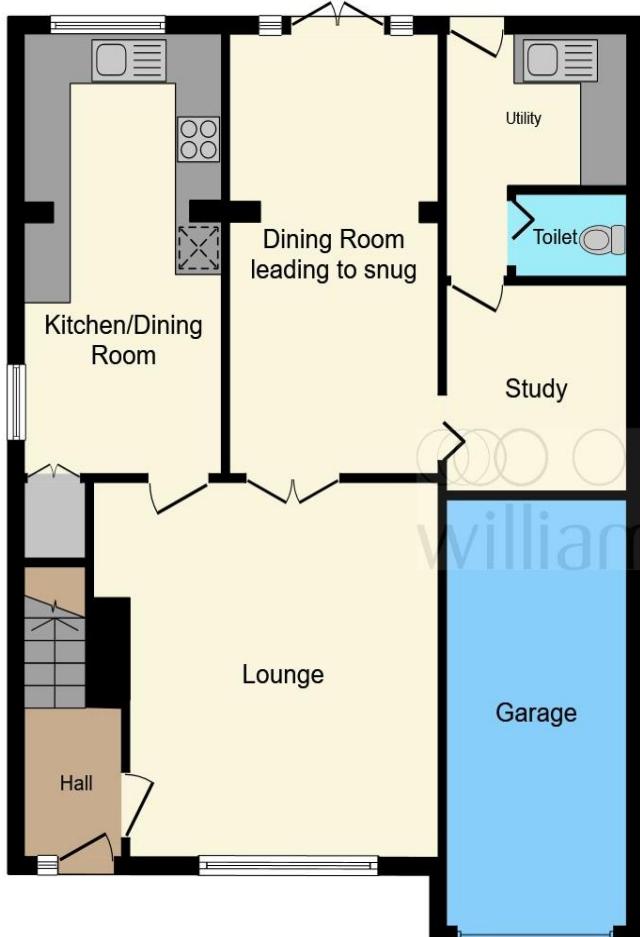
**Barnburgh Lane, Barnburgh Doncaster DN5 7HN**

welcome to

## Barnburgh Lane, Barnburgh Doncaster

£350,000-£370,000 - LOCATION, LOCATION, LOCATION! - Looking for more space, a fresh start, or the perfect forever home? This exceptional property blends classic charm with modern living in a prime village location— offering everything a growing family could want, and more. NO CHAIN - CALL US NOW!





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## **Ground Floor:**

### **Entrance Hallway**

### **Study**

8' 2" x 7' 11" ( 2.49m x 2.41m )

### **Lounge**

14' 3" x 14' 2" into recess ( 4.34m x 4.32m into recess )

### **Dining Room**

10' 5" x 8' 9" ( 3.17m x 2.67m )

### **Snug**

8' 10" x 6' 1" ( 2.69m x 1.85m )

### **Kitchen**

17' 6" x 8' 4" ( 5.33m x 2.54m )

### **Utility Room**

7' 9" x 10' 2" into door ( 2.36m x 3.10m into door )

### **Downstairs W.C**

## **1st Floor:**

### **Landing**

### **Bedroom One**

9' 11" x 13' 5" ( 3.02m x 4.09m )

### **Dressing Room**

### **En-Suite**

### **Bedroom Two**

welcome to

## Barnburgh Lane, Barnburgh Doncaster

- Larger than average 3 bedroom detached family home. Council Tax D. EPC C
- Extremely sought after village location - yet excellently placed for amenities, schools shops & scenic walks / country pubs
- Absolutely stunning throughout
- Spacious accommodation - lounge, kitchen/diner, dining room, study, snug, utility & downstairs W.C
- En-suite & dressing room to bedroom 1. Fitted wardrobes to bedroom 2. Additional double room off of bedroom 2 with walk in wardrobes

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£350,000 – £370,000**



view this property online [williamhbrown.co.uk/Property/MXB119077](http://williamhbrown.co.uk/Property/MXB119077)

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.



Property Ref:  
MXB119077 - 0010

 william h brown



**01709 583267**



[mexborough@williamhbrown.co.uk](mailto:mexborough@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)

