



**53 SPRING LANE
SPROTBROUGH DN5 7QQ**

An individual 4 Bedroomed Detached two storey House which originally dates from the 1950s and features a later two storey extension

DESCRIPTION

- Ground floor with separate Lounge, Dining/Reception Room and large 'L' shaped Kitchen/Dining Area.
- Gas Fired Central Heating and Double Glazing.
- Attached single Garage with a separate Double Garage (with three phase electricity supply).
- The total plot, including that occupied by the buildings, extends to approx. 0.35 of an acre (0.142 ha).
- Pleasant location on the fringe of this highly regarded residential village, which is one of Doncaster's most popular locations.
- Usual village facilities.
- Doncaster town centre approx. 3 miles and Junction 37 of the A1(M) approx. 2 miles drive.

ACCOMMODATION

All measurements are approx. only

Ground floor

ENTRANCE PORCH

ENTRANCE HALL with 1 radiator, built-in Pantry.

FRONT LOUNGE (about 4.22m x 3.77m) with bow window, 1 radiator and gas fire.

REAR RECEPTION/DINING ROOM (about 4.4m x 3.45m) having fireplace surround with gas fire, fitted cupboards, 1 radiator and with patio doors to rear garden.

'L' SHAPED KITCHEN AND DINING AREA (about 5.5m x 2.74m plus 3m x 2.5m) including range of base cupboards, work surfaces, wall mounted cupboards, 1 ½ bowl sink unit and mixer tap, tall larder unit, 2 radiators and plumbing for automatic washer.

First floor

LANDING

FRONT DOUBLE BEDROOM (about 4.35m x 3.4m) with bow window, built-in wardrobes and 1 radiator.

REAR DOUBLE BEDROOM (about 4.3m x 3.8m) with 1 radiator.

SIDE THIRD DOUBLE BEDROOM (about 5.3m x 2.7m) with fitted wardrobes and 1 radiator.

FOURTH BEDROOM (about 2.5m x 2.15m) with 1 radiator.

BATHROOM (about 2.3m x 2.1m) with tiled walls, bath with shower over, vanity wash basin and toilet. Airing cupboard and radiator.

OUTSIDE

Front garden and side driveway.

Large rear garden.

The total plot, including that occupied by the buildings, is in the approximate region of 0.142 ha (0.35 of an acre).

Attached to the right side of the house there is a single garage, brick built walls with a mono pitched and clay tiled roof.

Attached to the rear of the house there is a brick and flat roofed outbuilding which comprises a lobby, store (with gas central heating boiler) and toilet.

To part of the rear garden there is a Double Brick Built Garage (approx. 7.2m x 5m external). This has a three phase electricity supply.

SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating to radiators (modern boiler). Solar panels have been installed.

COUNCIL TAX

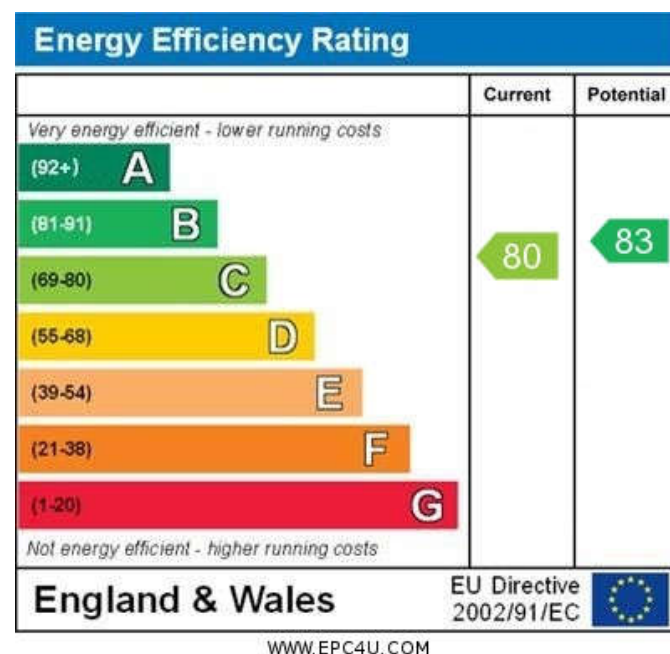
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VIEWING

Strictly by appointment through Grice and Hunter – Tel. Doncaster 01302 360141.

OTHER POINTS

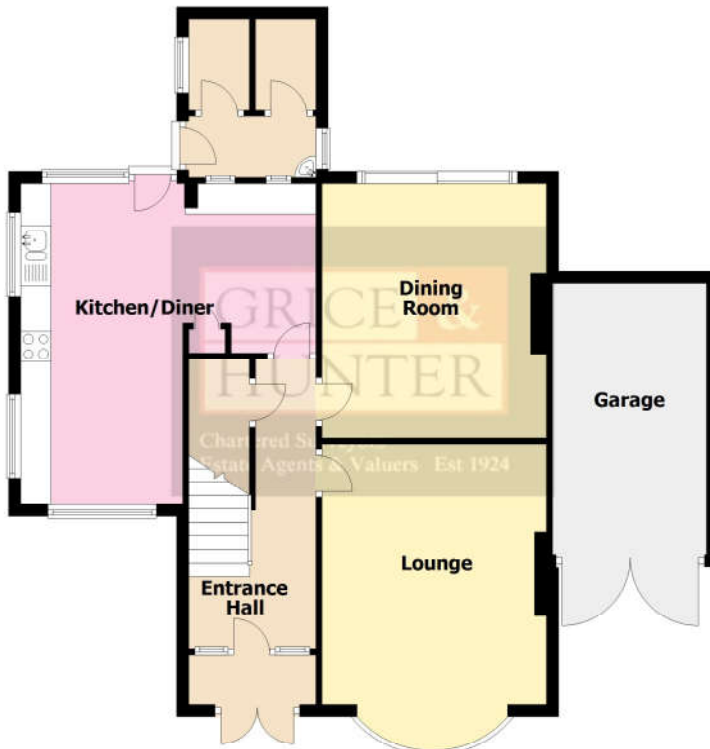
An overage clause will apply to this property/site.





Ground Floor

Approx. 83.5 sq. metres (898.9 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



Total area: approx. 149.4 sq. metres (1608.6 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

53 Spring Lane

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

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