



**'OAK RIDGE', HANGMAN STONE LANE,  
HIGH MELTON, DN5 7TA**

- A large 3 Double Bedroom Detached Bungalow with Double Garage • Pleasant Conservation Area setting within this sought after village • Generous 0.25 acre plot with extensive parking • Mainly PVCu Double Glazing • Oil Central Heating • Enormous potential for remodelling • Available with immediate vacant possession •

## DESCRIPTION

Oak Ridge is a substantial detached bungalow originally built in the mid 1960s. The property offers very good sized family accommodation including:

- Central Entrance Hall.
- Spacious Lounge and Dining Room.
- Conservatory Addition.
- Breakfasting Kitchen with garden view.
- 3 Double Bedrooms all with wardrobes.
- Bathroom including Shower.
- Separate cloakroom off the hall.

The historic village of High Melton is located about 5 miles west of Doncaster City Centre and is within 4 miles of the A1(M). Hangman Stone Lane is situated off Doncaster Road on the rural fringe of the village being close to open countryside and convenient for the local bus route.

## ACCOMMODATION

(all measurements are approx. only)

**Ground floor only:**

### OPEN COVERED PORCH

**RECEPTION HALL** (about 4.22m x 2.45m) with radiator and all rooms off.

**INNER HALLWAY** with radiator, larder and broom cupboard with storage over.

**CLOAKROOM** with w.c., and wash basin. Towel radiator.

**LOUNGE AND DINING ROOM** (about 8.5m x 4.7m max. width and 3.70m min. width) stone fireplace with electric fire, 2 radiators, PVCu double glazed rear facing window.

**CONSERVATORY** (about 4.0m x 3.0m) with PVCu double glazing and external door to the driveway. Tiled flooring.

**KITCHEN** (about 3.62m x 3.39m) having base and wall cabinets with work surfaces, sink unit, double oven and 4 ring hob, plumbing for dish washer, space for refrigerator, oil central heating boiler.

**REAR ENTRANCE/UTILITY PORCH** (about 3.37m x 1.24m) with PVCu double glazing, external door, plumbing for washer and dryer.

**BEDROOM 1** (about 3.70m x 3.41m) with radiator, fitted bedroom furniture including wardrobes, dressing table, storage cupboards and bedside cabinets. PVCu double glazed window with rear garden outlook.

**BEDROOM 2** (about 3.63m x 3.49m) with radiator, fitted bedroom furniture including wardrobes, bedside cabinets and storage cupboards. PVCu double glazed window and built-in wardrobe with storage over.

**BEDROOM 3** (about 3.53m x 2.82m) with radiator, built-in wardrobe with storage over and PVCu double glazed window.

**BATHROOM** (about 3.65m x 2.80m max.) including panelled bath, large shower cubicle, vanity cabinet w.c. and wash basin with storage. Towel radiator, built-in

linen/storage cupboards. Full tiling to walls, PVC double glazed window and further radiator. Loft ladder access to roof space.

## OUTSIDE

The plot extends to about 0.25 acre (0.1 hectare) with established deep front garden including driveway and turning/additional parking space.

Attached **DOUBLE GARAGE** (about 5m x 4.5m) with electric door and oil tank.

Private rear garden, adjoining open field to the east, having lawn, paved patio, established fruit trees, etc.

The timber garden shed and summer house are included in the sale.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating to radiators.

## COUNCIL TAX

Band E.

## TENURE

Freehold assumed.

## VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.





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

**Oak Ridge, Hangman Stone Lane**

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