

**FOR
SALE**



ELM FIELD VIEW ELM GREEN LANE
CONISBROUGH
DN12 3HY

REDUCED TO £335,000

- Detached Dormer Bungalow
- G.C.H & D.G
- Kitchen/diner
- Annex/Office
- Council Tax Band
- Four Double Bedrooms
- Spacious Lounge
- Family Bathroom & En-suite
- Off-street Parking & Garage
- E.P.C Rating

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

Entrance:

Double timber doors leading to:



Entrance hallway:

Spindled staircase leading off. Double panelled central heating radiator. Two double power points. Under-stairs storage cupboard. Velux window. Wooden beam. Laminate flooring.



Entrance hallway:



Entrance hallway:



Lounge:

17'11" 11'11" (5.46m 3.63m)

Double panelled central heating radiator. Four double power points. T.V aerial point. Ceiling coving. Twin aspect windows.



Lounge:



Lounge:



Kitchen/diner:

21'6" x 16'8" (6.55m x 5.08m)

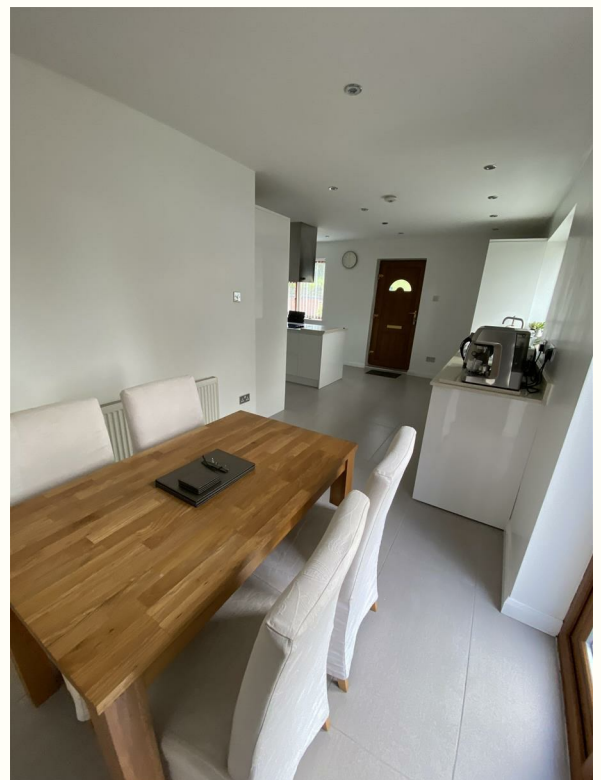
L shaped and fitted with a range of modern white wall and base units with slide out larder cupboard. Belfast pot single drainer sink unit with mixer tap inset into quartz work surfaces. Unit housing the Siemens electric double oven, microwave and grill. Centre island with drawers and cupboards beneath and also housing the Lamona ceramic hob. Stainless steel extractor fan above. Two double panelled central heating radiators. Three double power points plus those concealed serving the electrical appliances. Integrated fridge/freezer. Integrated dishwasher. Tall unit housing the Ideal combination boiler which serves both the central heating system and the domestic hot water supply. Ceiling down-lighters. Twin aspect windows. Ceramic tiled flooring. French doors leading to the rear garden. Upvc door leading to the side of the property.

**Kitchen/diner:****Kitchen/diner:**

Kitchen/diiner:



Kitchen/diner:



Utility room:

9'0" x 4'0" (2.74m x 1.22m)

Plumbed for automatic washing machine. One double power point plus those concealed serving the electrical appliances. Ceiling down-lighters. Laminate flooring.

Ground floor W.C:

Fitted with a white vanity cloak room wash-hand basin with mixer tap and push button low flush W.C. Ceiling down-lighters. Ceramic tiled floor.



Master bedroom front double:

12'4" x 11'11" (3.76m x 3.63m)

Double panelled central heating radiator. Four double power points. Ceiling coving. Ceiling down-lighters. Laminate flooring. Door leading to:

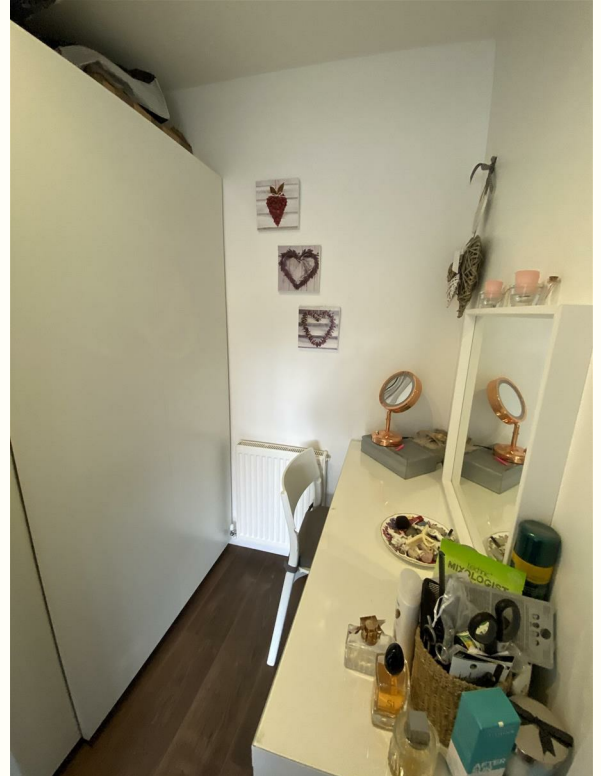


Master bedroom front double:



Dressing room:

Sliding door robes with hanging rail and shelving. Dressing table with mirror. Single panelled central heating radiator. One double power point. Laminate flooring. Door leading to:

**En-suite:**

Fitted with a quadrant glazed shower compartment housing the power shower. Vanity wash-hand basin with mixer tap and concealed push button low flush W.C. Wall mounted white modern radiator/towel rail. Ceiling down-lighters. Complimentary tiling. Laminate flooring.



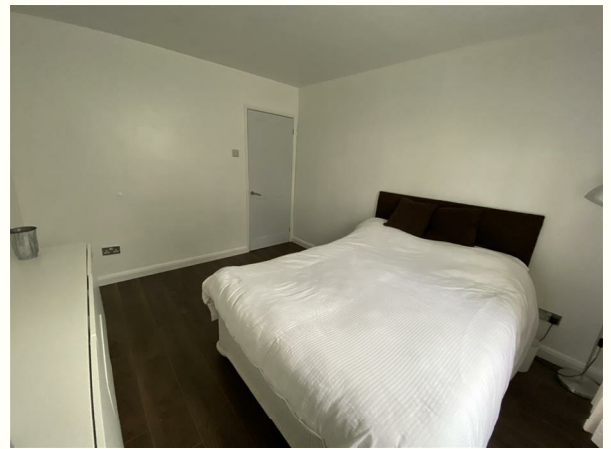
Bedroom no.2 rear double:

11'11" x 9'10" (3.63m x 3.00m)

Double panelled central heating radiator. Two double power points. Laminate flooring.



Bedroom no 2 rear double:



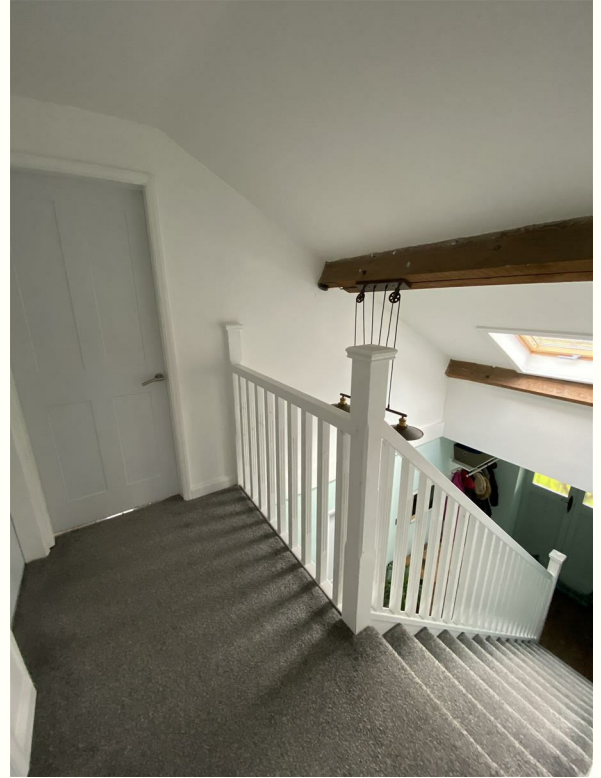
Staircase:

First floor landing:

Spindled balustrade. Smoke alarm. Build -in cupboard with hanging rail and light..



First floor landing:



Bedroom no.3 dormer:

17'6" 11'7" (5.33m 3.53m)

Under-eaves storage fitted to drawers. Double panelled central heating radiator. Four double power points. Decorative exposed brick work. Timber beam. Velux windows and a gable end window.



Bedroom no 3 dormer:



Bedroom no 3 dormer:



Bedroom no.4 dormer:

19'2" x 11'7" (5.84m x 3.53m)

Double panelled central heating radiator. Four double power points. Under-eaves storage fitted to drawers. Built-in cupboard with hanging rail and useful storage. Timber beams. Decorative exposed brick work. Velux windows and a gable end window.



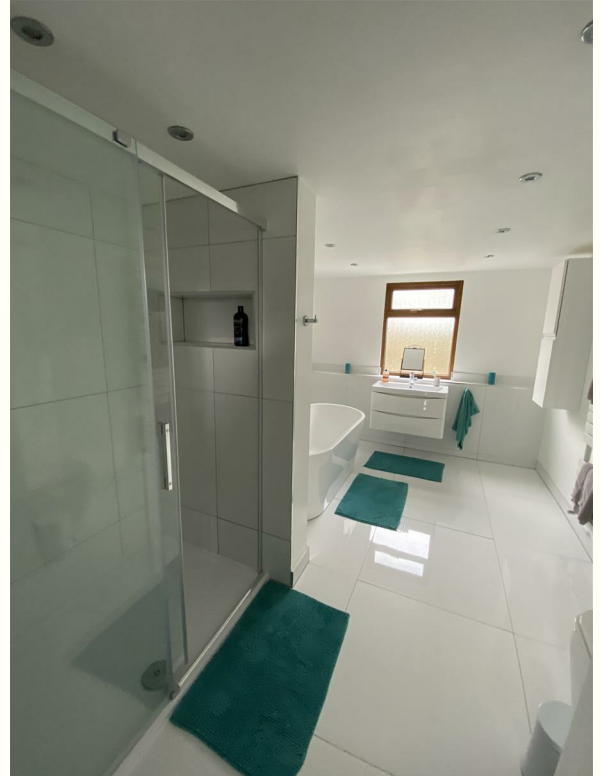
Bedroom no.4 dormer:



Family bathroom:

15'10" max x 9'1" (4.83m max x 2.77m)

Fitted with a free standing bath with modern floor mixer tap and hand held shower. Vanity wash-hand basin with drawers beneath and mixer tap and concealed cistern push button low flush W.C. Glazed double shower compartment housing the power shower. Ceiling down-lighters. Modern ladder style radiator/towel rail. Wall mounted cupboard. Extractor fan. Ceramic tiled floor.



Family bathroom:



Family bathroom:



Family bathroom:



Annex/office:

Upvc French doors leading to:



Living area:

13'8"max x 10'1" (4.17mmax x 3.07m)

Three double power points. Ceiling down-lighters. Laminate flooring.



Living area:



Kitchenette area:

Base unit housing the single drainer stainless steel sink unit with mixer tap set into marble effect work surfaces. Laminate flooring

Shower room:

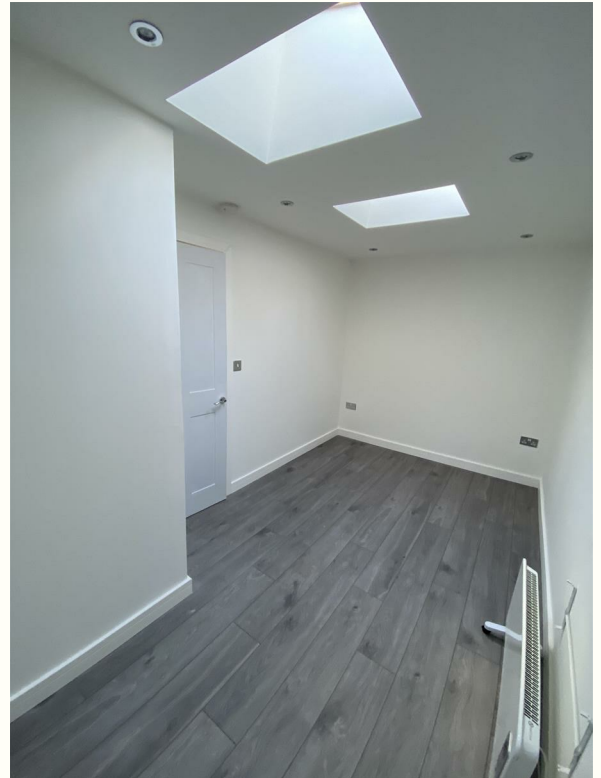
Fitted with a glazed shower compartment housing the Triton electric shower. Wall mounted wash-hand basin with mixer tap and push button low flush W.C. Ceiling down-lighters. Laminate flooring.



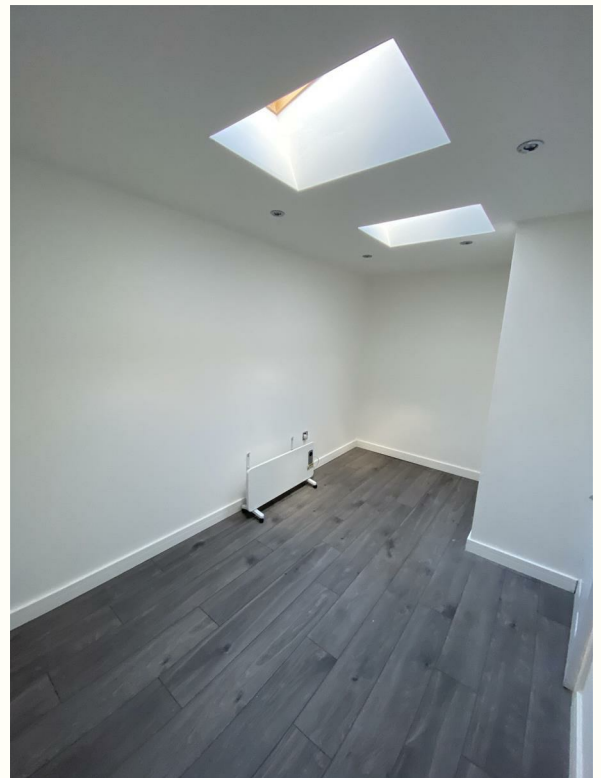
Bedroom:

13'8" x 7'6" (4.17m x 2.29m)

Two double power points. One single power point. Ceiling down lighters. Two velux windows. Smoke alarm.



Bedroom:



Exterior:

The front of the property has double wrought iron gates which leads to a block paved driveway which allows ample off-street parking. The front and side gardens are predominately laid to lawn with a selection of plants, trees and shrubs. The front garden is bounded by brick walling topped with wrought iron railings. The block paved driveway extends past the side of the property to a brick-built garage which has power, light and remote controlled door. The private and enclosed rear garden has a raised patio area with steps that lead to the lower tier which is mainly laid to lawn with a selection of well established plants, trees and shrubs, bounded by timber fencing with concrete posts. External power points.



Exterior:



Exterior:



Exterior:



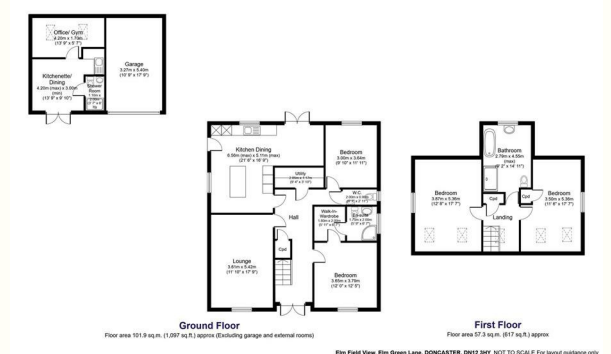
Exterior:



Exterior:



Floor Plan:



Tenure & possession freehold:

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water and drains are all connected to the property.

Council Tax Band:

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band

Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

Viewing:

Please contact Agent.

Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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