



Common Lane, Tickhill Doncaster DN11 9UF

welcome to

Common Lane, Tickhill Doncaster

Beautiful, EXTENDED detached house, FIVE bedrooms, STUDY, off road parking, DOUBLE GARAGE and landscaped gardens. Benefitting from SOLAR PANELS and available with NO ONWARD CHAIN. A must see property!



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall housing the stairs to the first floor landing and providing convenient access to the kitchen. Front facing Upvc entrance door and central heating radiator.

Lounge/Dining Room

A generous main reception room with a Global living flame gas fire taking centre stage. Front facing double glazed window, two central heating radiators and French doors leading through to the garden room,

Garden Room

Relaxing garden room with beautiful views over the rear garden. Constructed of low level brick with Upvc double glazed units, velux style window and French doors.

Kitchen

Modern kitchen fitted with a good range of cabinetry with complimentary work tops, matching upstands and inset 1 1/2 bowl sink with drainer. Benefitting from a host of integrated appliances including oven, microwave oven, hob, fridge, freezer, warming drawer and hot tap. Rear facing double glazed window, central heating radiator and access to the utility room.

Utility

Fitted with wall and base units incorporating a butler style sink and plenty of worktop area. Side facing Upvc entrance door, double glazed window with obscure glass and space for a tumble dryer and washing machine.

Cloakroom

Situated just off the entrance hall and fitted with a wc and pedestal wash hand basin. Stylish tiling to the floor and walls, side facing double glazed window with obscure glass, central heating radiator and fitted towel rail.

Study

A great work from home space having a front facing double glazed window with private view and a central heating radiator.

First Floor Accommodation

Landing

Bedroom One

Spacious double bedroom flooded with natural light. Two front facing double glazed windows, central heating radiator, laminate flooring and coving to the ceiling.

Dressing Area

Walk in dressing room fitted with a range of open fronted wardrobes and drawers. Rear facing double glazed window, coving to the ceiling, laminate flooring and central heating radiator.

En-Suite Wet Room

A good size wet room fitted with a shower, pedestal wash hand basin, wc and bidet. Rear facing double glazed window with obscure glass, tiling to the walls in neutral tones and extractor fan.

Bedroom Two

Double bedroom with front facing double glazed window, central heating radiator and coving to the ceiling.

En-Suite Two

Fitted with a shower cubicle, wc and wash hand basin. Tiling to the walls.

Bedroom Three

Double bedroom with fitted wardrobes, front facing double glazed window, coving to the ceiling and central heating radiator.

Bedroom Four

Double bedroom with rear facing double glazed window and central heating radiator.

Bedroom Five

Single bedroom with rear facing double glazed window and central heating radiator.

Bathroom

Lovely bathroom fitted with a bath with shower over and folding screen, vanity wash hand basin and wc. Rear facing double glazed window with obscure glass and stylish shutters, tiling to the floor and walls and a chrome heated towel rail.

External

Outside continues to impress with a private front garden mainly laid to lawn with established hedging and a spacious paved driveway.

The rear garden enjoys a south facing sunny aspect, enclosed by timber fencing with a generous paved patio, pergola, nice size lawn and well stocked borders with established plants and shrubs.

Double Garage

Up and Over electric door, side courtesy door, power and light connected.

Utilities

All mains service connected, and solar panels.

Agents Notes

At this time, we have been unable to obtain building certificates for the historical extension to the property undertaken with planning permission in 2007. Interested parties should seek information and advice from their conveyancer in this regard and satisfy themselves before proceeding.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

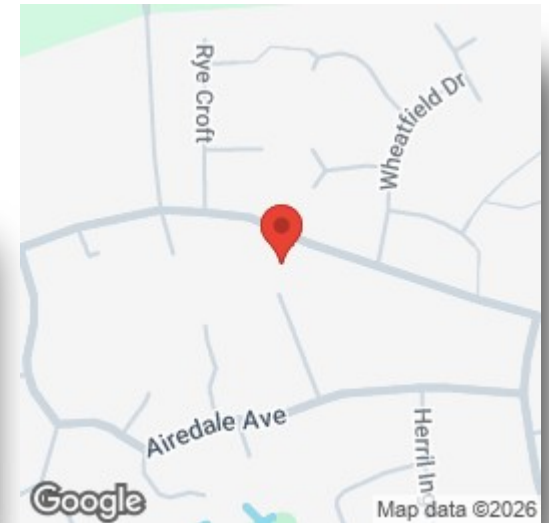
Common Lane, Tickhill Doncaster

- Immaculate Detached House
- Substantially Extended
- Finished to a High Standard of Decoration
- Five Bedrooms and Three Bathrooms
- Garden Room

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£565,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108341 - 0002

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