



# Deincourt Boat Lane

Sprotbrough, Doncaster, DN5 7LU

## Offers Around £895,000

Standing within magnificent, secluded grounds, amounting to around 0.75 acre, an outstanding family residence positioned close to the heart of Sprotbrough village. The property offers approaching 4,000 sq ft of living space, and briefly comprises of reception hall, 4 generous reception rooms, fitted breakfast kitchen with integrated appliances. 1st floor; master bedroom with en suite shower room, 3 further bedrooms and family bathroom. 2nd floor provides a further 2 rooms with balcony enjoying views across the grounds, this offers great potential to create a further en suite bedroom or workspace.

Outside; truly superb private gardens, with formal lawns, pond and mature trees providing screening. Extensive car parking, double garage, utility room, 2 greenhouses.

A very rare opportunity to acquire a unique property in one of the areas most picturesque settings.

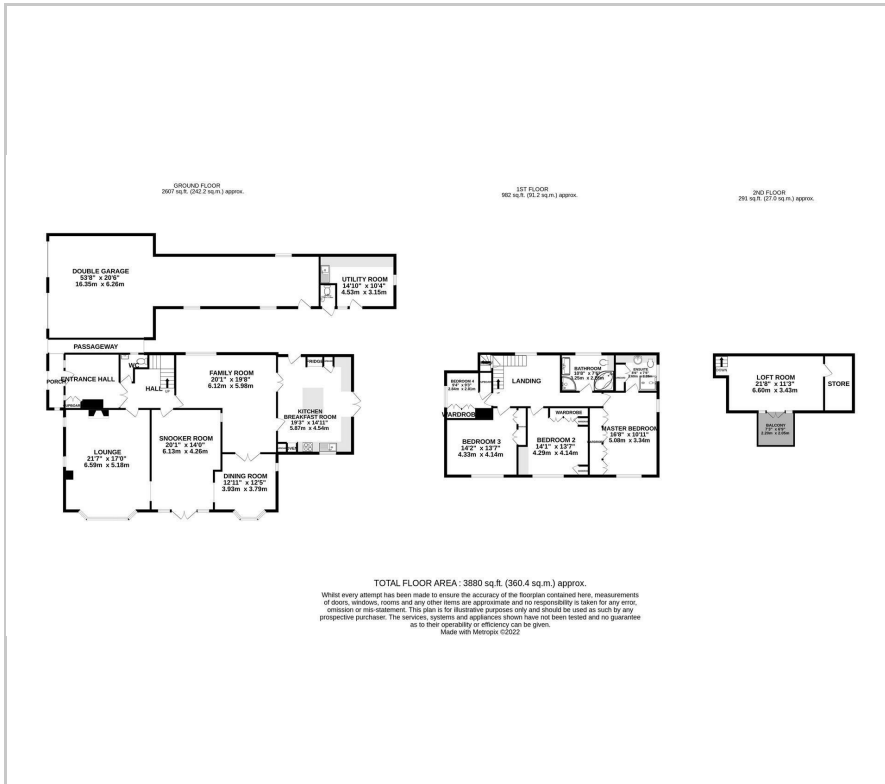
- outstanding family residence
- magnificent grounds of around 0.75 acre
- 4/5 bedrooms - 4 reception rooms
- double garage, ample further parking
- close to centre of the village
- flexible accommodation of nearly 4,000 sq ft
- close to open countryside
- good motorway access
- unique style and character
- very much worthy of inspection

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



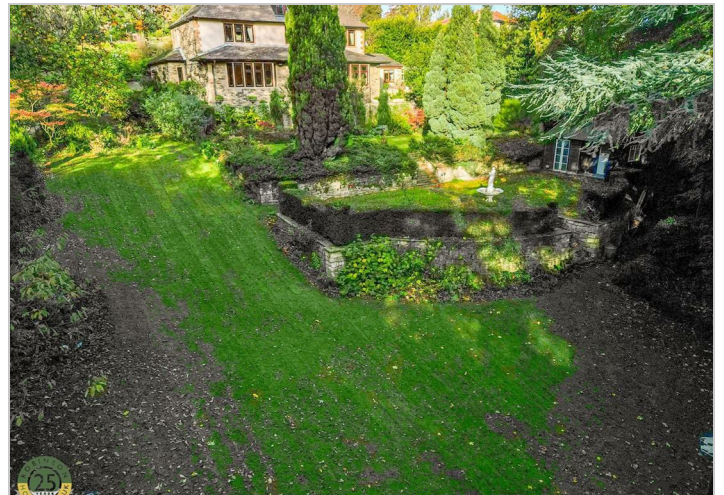
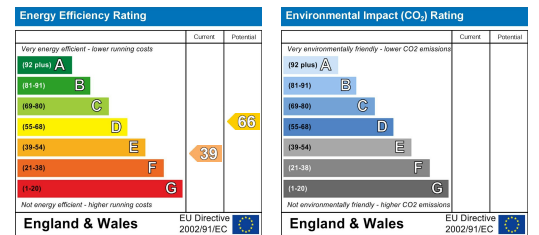
# Floor Plan



# Area Map



# Energy Efficiency Graph



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