



**Ings Lane, Arksey Doncaster**

**welcome to**

**Ings Lane, Arksey Doncaster**

GUIDE PRICE £425,000-£450,000 Situated in this sort of village location is this fabulous spacious four double bedroom detached dormer bungalow which has a stunning living dining kitchen with bi-folding doors to the rear garden and master bedroom with balcony.



### **Entrance Hall**

A spacious entrance hall with a front facing sealed unit door, oak flooring and spotlights to the ceiling. There are stairs which rise to the first floor landing, a central heating radiator and a useful understairs storage cupboard.

### **Ground Floor W.C**

Fitted with a WC, a wash hand basin with mixer tap and a front facing obscure double glazed window. There is partial tiling to the walls, a tiled floor and a heated towel rail.

### **Study**

With a front facing double glazed window, spotlights to the ceiling and a central heating radiator.

### **Family Room / Bedroom Three**

A double room with a facing double glazed window, a central heating radiator and a door which gives access to the bathroom.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a bath tub with shower attachments. There is a corner shower cubicle with shower, a side facing obscured double glazed window, a heated towel rail and tiling to the walls on floor. A further door gives access to bedroom four.

### **Lounge / Bedroom Four**

A spacious room with a rear facing double glazed window, a central heating radiator and a door to the bathroom.

### **Dining Kitchen**

Double doors open up from the entrance hall, there are wall and base units with coordinating worksurfaces housing the gas hob with stainless steel extractor above. There is a double eye level electric oven and grill, an integrated fridge freezer, complimentary splashback tiling and under unit lighting. There is a focal breakfast island housing the stainless sink and drainer with mixer tap, there is area

for a dining table and chairs, a central heating radiator and bi-folding doors which open up onto the patio and rear garden beyond.

### **Living Room**

With rear facing French doors to the garden and a central heating radiator.

### **First Floor Landing Bedroom One**

A generous bedroom with rear facing double glazed French doors to the rear aspect balcony, there is a central heating radiator and a range of fitted furniture providing useful hanging and storage space.

### **Bedroom Two**

With a rear facing double glazed windows providing an elevated view onto the rear garden, there is a central heating radiator and fitted wardrobes.

### **Laundry Room**

With plumbing and space for white goods and a wall mounted gas central heating boiler.

### **Bathroom**

Fitted with a four piece suite comprising of a low flush WC, a wash hand basin, a panelled bath with shower over and a shower cubical with shower. There is a central heating radiator, tiling to the walls and floor, spotlights, an obscured double glazed window and a heated towel rail.

### **Outside**

The property occupies a generous plot with a spacious block paved in and out driveway providing off road parking for multiple vehicles. The property is enclosed with a variety of mature shrubs and plants to the borders providing a screened and private frontage. To the rear of the property there is a good sized enclosed garden which is mainly laid to lawn with a spacious decked area ideal for hosting or entertaining.

### **Garage**

With electric up and over door, a side facing window and a further door which gives access into the property.



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## Ings Lane, Arksey Doncaster

- GUIDE PRICE £425,000-£450,000
- FOUR DOUBLE BEDROOM DETACHED DORMA BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS DINING KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£425,000-£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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