

Low Field Lane, Austerfield Doncaster DN10 6RH

william h brown

welcome to

Low Field Lane, Austerfield Doncaster

Only by internal inspection can you appreciate the accommodation on offer. Boasting TWO RECEPTION ROOMS, FOUR BEDROOMS, generous size WORKSHOP, PARKING and a beautiful rear garden. Call William H Brown to arrange your viewing today!













Ground Floor Accommodation

Dining Room
Accessed via a side facing main entrance door from the parking area. Featuring a beamed ceiling and fitted with two modern central heating radiators and flooded with natural light from the side facing double glazed window and four velux style windows.

Utility/Wc
Situated just off the dining room and fitted with a wc and wash hand basin. Having plenty of worktop space with room for a washing machine and tumble dryer beneath. Front facing double glazed window, tiled floor and central heating radiator.

Kitchen
Impressive breakfast kitchen fitted with an extensive range of modern cabinetry with complimentary worktops, splashback tiling and featuring a central island/breakfast bar. Benefitting from an integrated dishwasher, oven and hob plus having space for a fridge/freezer. Front facing double glazed window central heating radiator, coving and picture rails.

Living Room
Light and bright main reception room benefitting from under floor heating and featuring an ornate fireplace with inset stove and tiled hearth.
Finished with beautiful coving and picture rail, shelving fitted to the recesses, central heating radiator and double glazed French doors to the rear garden.

First Floor Accommodation

Landing
Front facing double glazed window, central heating radiator, stairs to the second floor and storage cupboard.

Bedroom One
Main double bedroom with a rear facing double glazed window, picture rail and central heating radiator.

Bedroom Four
Good size single bedroom with a rear facing double glazed window and central heating radiator.

Bathroom
Spacious bathroom fitted with a stylish suite comprising roll top bath, dual vanity wash hand basins, walk in shower and wc. Front facing double glazed window with obscure glass, recessed lights, under floor heating and useful storage cupboard housing the boiler (fitted 2025).

Second Floor Accommodation

Bedroom Two
Bedroom with two velux style windows, recessed lights and a central heating radiator.

Bedroom Three
Bedroom with two velux style windows, a central heating radiator and recessed lights.

Exterior
Tucked away position away from the main road in Austerfield. Benefitting from block paving to the front elevation providing off road parking. Side pedestrian access leads to the rear of the property which opens up into a generous size garden, enclosed and offering a high degree of privacy. Well kept with a variety of colourful plants, trees and shrubs, grassed lawn, pergola and decked area. Additionally. water and power is laid on.

Workshop
28' 5" x 18' 8" (8.66m x 5.69m)
A fantastic addition to this property, a substantial timber built workshop, fully equipped with log burner, power, light and Internet connected. Suitable for a variety of uses given the space on offer.

Utilities
All mains services connected plus solar panels with battery.

Agents Notes
The property has a right of way over a private road to parking. For further information please speak with your conveyancer.
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.

welcome to

Low Field Lane, Austerfield Doncaster

- Immaculate Semi-Detached Home Tucked Away Position
- Generous Size Workshop with Power, Internet and Log Burner
- Four Bedrooms
- Stunning Breakfast Kitchen
- Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108352

The Property Ombudsman

Property Ref:
BWY108352 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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