



Denaby Lane, Old Denaby Doncaster DN12 4LA

william
h brown

welcome to

Denaby Lane, Old Denaby Doncaster

MIRROR MIRROR ON THE WALL...Set in this prestigious & picturesque village, this majestic gated residence blends grandeur, elegance & modern luxury. A sweeping drive, manicured gardens & over 4,000 sq. ft. of spectacular design make it a true statement home-. Viewing by appointment.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Downstairs W.C

Lounge

25' x 17' 10" (7.62m x 5.44m)

Kitchen / Living /Dining Space

25' 6" x 32' 1" (7.77m x 9.78m)

Utility

Landing

Bedroom One

14' 8" x 15' 1" (4.47m x 4.60m)

Bedroom Two

17' 4" x 12' 7" (5.28m x 3.84m)

Bedroom Three

11' 5" x 11' 4" (3.48m x 3.45m)

En-Suite

Bedroom Four

10' 5" x 13' (3.17m x 3.96m)

Bathroom

Gym / Bedroom

26' 3" x 14' 5" (8.00m x 4.39m)

Bedroom Five

17' 3" x 12' 6" (5.26m x 3.81m)

En-Suite

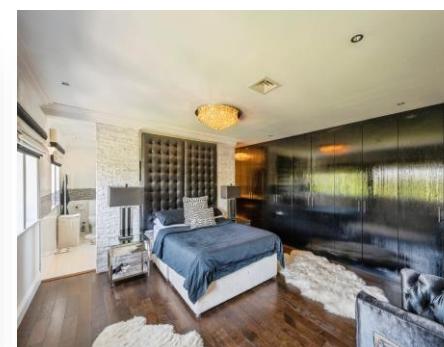
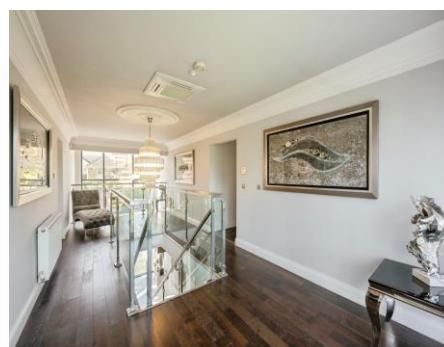
welcome to

Denaby Lane, Old Denaby Doncaster

- Exceptional 6 bedroom detached residence in a prestigious village setting
- Over 4,000 sq. ft. of designer living- high-spec & elegantly executed throughout
- Unrivalled open-plan kitchen / family / dining space - entertaining perfection
- 3 reception rooms - including formal lounge & versatile games room / cinema bar
- 3 bathrooms. 2 luxury ensuites plus sleek family bathroom. Dressing room to Main bedroom

Tenure: Freehold EPC Rating: B

Council Tax Band: G



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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.



Property Ref:
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