

Gate House Lane,Auckley Doncaster

william
h brown

welcome to

Gate House Lane,Auckley Doncaster

This charming three bedroom detached family home has parking for over six cars and is situated close to Walker's nursery and garden centre. The property has a beautiful landscaped rear garden, a garage/workshop, an impressive breakfast kitchen and garden room.













Entrance Porch
With a side facing exterior door, a front facing double glazed window, tiled flooring and access through to the lounge.

Lounge
With a front facing double glazed window, coving to the ceiling, stairs which rise to the first floor, a feature log burner and a central heating radiator.

Family Room
With a front facing double glazed window, coving to the ceiling, feature beams to the ceiling, a central heating radiator and a brick insert chimney breast.

Breakfast Kitchen
A stunning breakfast kitchen which is fitted with a range of base units with coordinating work surfaces housing the composite 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor hood above, an integrated dishwasher and an eye level electric oven and grill. There is tiled flooring, coving and spotlights to the ceiling, splashback tiling, a column style central heating radiator, a rear facing double glazed window and access through to the pantry.

Pantry
There is a work surface with space for a fridge-freezer and fitted shelving.

Inner Lobby
With tiled flooring, coving to the ceiling, panelling to the walls, a side facing door leading out to the rear garden and access through to the utility, ground floor WC and garden room.

Utility Room
With panelling to the walls, spotlights to the ceiling, plumbing for a dryer and tiled flooring.

Ground Floor W.C.
Fitted with a low flush WC, a wash hand basin with mixer tap, coving to the ceiling and tiled flooring.

Garden Room
With a rear facing double glazed window, side facing French doors which lead out to the rear garden, spotlights and coving to the ceiling.

First Floor Landing
With a front facing double glazed window, a central heating radiator, picture rail, coving to the ceiling, useful storage cupboards and access to the loft.

Bedroom One
With a rear facing double glazed window, a central heating radiator, coving to the ceiling and access to the en-suite shower room.

En-Suite Shower Room
Fitted with a low flush WC, a floating wall mounted wash hand basin with mixer tap and a corner shower cubicle with shower. There is tiling to the walls and floor, a heated towel rail, downlights to the ceiling and a side facing obscure double glazed window.

Bedroom Two
With a front facing double glazed window, coving to the ceiling, a central heating radiator and feature panelling to one wall.

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

Bathroom
A spacious bathroom suite with steps down which is fitted with a low flush WC, a floating wall mounted wash hand basin with mixer tap and a freestanding roll edge claw foot bath with mixer tap. There is partial tiling to the walls and floor with underfloor heating, downlights to the ceiling, a heated towel rail and a rear facing double glazed window.

Outside
The property is set back with an extensive driveway which allows off road parking for over six cars and leads to the garage/workshop with a right of access. To the rear of the property there is an enclosed landscaped garden with Indian stone patio, a decked patio with gazebo ideal for entertaining, lawned area, outdoor bbq and power. There is access to the rear garage/workshop.

Garage / Workshop
With a front facing exterior door and a side facing courtesy door to the garden.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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- GUIDE PRICE £400,000-£425,000
- USEFUL PANTRY, UTILITY AND GROUND FLOOR W.C.
- STUNNING BATHROOM
- EN-SUITE TO MASTER BEDROOM
- COTTAGE STYLE DETACHED FAMILY HOME

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

£385,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR126729 - 0004

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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