



## 24 Loxley Mount, Campsall , Doncaster, DN6 9RD

This beautifully presented detached stone-built family home offers an exceptional standard of living in one of the area's most sought-after locations. Designed with modern family life in mind, the property combines generous proportions with elegant finishes throughout.

On the ground floor, the spacious layout includes two welcoming reception rooms, ideal for both entertaining and everyday family living. The stunning kitchen area is a true centrepiece of the home, boasting a contemporary design with high-quality fittings and ample space for dining. A convenient downstairs W/C and the internal garage complete the ground floor accommodation.

Upstairs, the property offers four double bedrooms, providing comfort and versatility for families of all sizes. The master bedroom benefits from a sleek contemporary en-suite, while the further bedrooms are served by a well-appointed family bathroom.

Externally, the home continues to impress with a landscaped rear garden, designed for both relaxation and entertaining. Featuring an attractive seating area, it provides the perfect setting for summer dining or enjoying peaceful outdoor space.

Further highlights include double-glazed windows, gas central heating, and excellent storage throughout. The property also benefits from being conveniently located close to a wide range of local amenities, including shops, schools, and transport links.

With its combination of charm, modern convenience, and an enviable location, this home is perfectly suited to families looking for both style and practicality.

Council Tax Band: E.

**Asking price £425,000**

# 24 Loxley Mount, Campsall

, Doncaster, DN6 9RD



- Beautifully presented detached stone-built family home
- Two spacious reception rooms ideal for family living and entertaining
- Internal garage providing secure parking and storage
- Council Tax Band: E & EPC rating to D
- Four double bedrooms, including a master with contemporary en-suite
- Stunning modern kitchen area with quality fittings and dining space
- Landscaped rear garden with seating area, perfect for relaxing or entertaining
- Highly desirable location, close to local amenities, schools & transport links
- Downstairs W/C for added convenience
- Double-glazed windows and gas central heating throughout

## Entrance

## Reception room

## Lounge/Diner

11'6" x 30'3" (3.51 x 9.24)

## Kitchen

25'4" x 12'7" (7.73 x 3.84 )

## Garage

8'11" x 12'9" (2.72 x 3.90)

## Master bedroom

11'6" x 14'7" (3.53 x 4.46 )

## Bedroom 2

8'11" x 14'7" (2.72 x 4.46 )

## Bedroom 3

11'4" x 10'5" (3.47 x 3.20 )

## Bedroom 4

8'9" x 8'9" (2.67 x 2.68 )

## En-suite to master

6'3" x 7'6" (1.93 x 2.29 )

## Bathroom

8'2" x 6'8" (2.49 x 2.05)

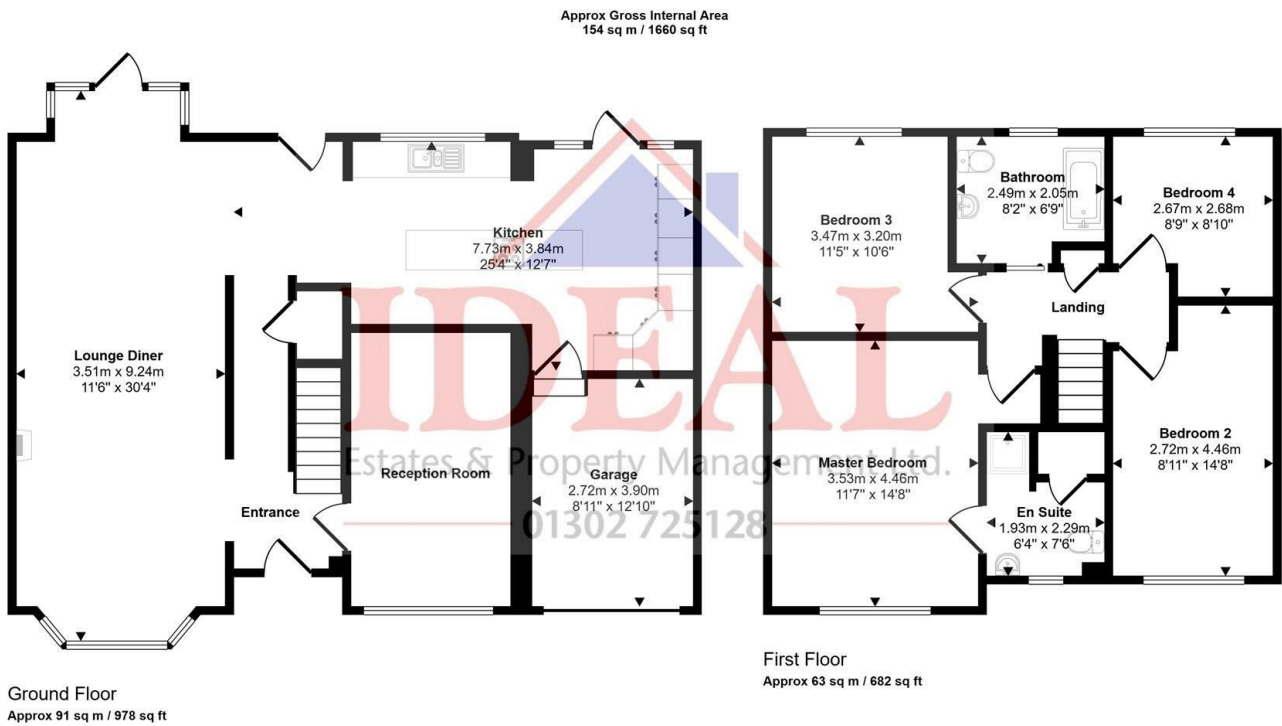


## Directions

Campsall is a village and former civil parish, now in the parish of Norton, in the Doncaster district, in the county of South Yorkshire, England. It lies 7 miles (11 km) to the north-west of Doncaster.



# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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