

## 16 Lancaster Crescent, Tickhill



**Offers In Region Of £375,000**

Beautifully extended and immaculately presented, this exceptional three-bedroom detached family home offers a superb blend of space, style, and versatility, perfectly suited to modern family living. Finished to an impressive standard throughout, the property has been thoughtfully enhanced to create a seamless flow of light-filled accommodation.

Upon entering, you are welcomed by a warm and inviting atmosphere, with generously proportioned rooms and a layout designed for both comfort and practicality. The standout features of the home are the spacious dual aspect sitting room and an attractive shaker style dining kitchen, forming the true heart of the property. This extended space is ideal for entertaining and everyday living alike, offering ample room for dining, relaxing, and family gatherings, access to a charming conservatory provides an additional reception area, perfect for use as a sitting room, garden room, or play space, further enhancing the sense of openness.

To the first floor, three well-proportioned bedrooms offer comfortable accommodation for families or those working from home, complemented by an additional ensuite shower room and a well-appointed family bathroom. Externally, the property continues to impress, with meticulously maintained and attractively landscaped gardens creating a private and peaceful outdoor retreat. The garden provides an ideal setting for outdoor dining and entertaining during the warmer months. A garage and ample off-road parking add further convenience and practicality.

Positioned within a highly sought-after location, the property is within easy reach of all the local amenities that Tickhill has to offer along with well-regarded schools, and excellent transport links, making it an ideal choice for families and commuters alike.

Offered to the market with no upward chain, this outstanding home presents a rare opportunity to acquire a ready-to-move-into property in a desirable setting.

EPC AND FLOOR PLAN WILL FOLLOW.



1



2



3



4



5



6



7



8



9



10



11



12





14



15



16



17



18



19



20



21



22



23



24



25



26



27



28



29



DATED - 01/04/2026

#### DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

#### OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

**LOCATION MAP**

## ENERGY PERFORMANCE GRAPHS

%epcGraph\_c\_1\_378%

## FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.