



177 Warning Tongue Lane, Doncaster – DN4 6TU

Doncaster

£320,000

# 177 Warning Tongue Lane

Doncaster, Doncaster

Fully renovated three-bed detached home with spacious gardens, open-plan kitchen, en-suite, garage, and excellent local amenities near Yorkshire Wildlife Park. Early viewing advised.  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Fully renovated three-bedroom detached home in highly sought-after location
- Generous private plot with large, well-maintained front and rear gardens and secure driveway
- Exceptional open-plan kitchen with quartz worktops and premium integrated appliances
- Bright front lounge with dual bay windows and contemporary log burner feature
- Three spacious double bedrooms, including principal with modern en-suite
- Excellent storage including boarded loft with ladder and light with scope to convert
- Versatile garage/workshop with utility use and conversion potential (home office/gym/studio)



Introducing a stunning, fully renovated three-bedroom detached home, ideally positioned on the highly sought-after Warning Tongue Lane in Cantley, Doncaster. Tucked away in a private setting and just a stone's throw from the ever-popular Yorkshire Wildlife Park, this exceptional property also offers excellent motorway links and easy access to a wide range of local amenities and excellent schools, making it perfectly suited to a variety of buyers.

Set on a generous plot, the property boasts spacious front and rear gardens, offering both privacy and outdoor enjoyment. The home has been thoughtfully refurbished throughout to a high standard, blending modern living with comfort and style.

Upon entering, you are welcomed by a bright and inviting entrance hallway, complete with a convenient downstairs WC. The heart of the home is the impressive open-plan kitchen, designed for both everyday living and entertaining. It features a range of stylish wall and base units, complementary quartz worktops, a sink with instant boiling water tap, a range cooker, integrated fridge/freezer, wine cooler, and dishwasher. Integrated bench seating enhances the dining space, while bifold patio doors open out onto the private rear garden, seamlessly connecting indoor and outdoor living.

The front-facing lounge is equally impressive, featuring two elegant bay windows that flood the room with natural light and provide charming views of the front garden. A contemporary log burner adds a cosy yet striking focal point.

Upstairs, the property continues to impress with three generously sized double bedrooms. The principal bedroom benefits from a modern en-suite, while the remaining bedrooms are served by a spacious and stylish family bathroom, complete with a bath and overhead shower. The landing provides excellent storage with a large airing cupboard along with access to a fully boarded loft with ladder and lighting, ideal for additional storage and the potential to convert into additional bedroom space.

Externally, the property offers substantial front and rear gardens. The rear garden is particularly private and features secure off-street parking, along with a beautifully designed raised patio seating area with pergola, perfect for relaxing or entertaining. A versatile garage space, currently utilised as a workshop and utility room, offers excellent potential for conversion into a home office, gym, or studio.

Early viewing is highly recommended to fully appreciate the quality, space, and location this exceptional home has to offer.

- Entrance Hall – 6m x 1.3m
- Kitchen/Diner – 5.6m max x 6m
- Lounge – 3.4m x 6m
- Downstairs w/c – 1m x 1.3m
- Landing Storage – 1.7m x 1.9m
- Bedroom One – 3.6m x 4.5m
- Bedroom Two – 3.3m x 3m
- Bedroom Three – 3.3m x 3m
- En-suite – 2m x 1.6m
- Family Bathroom – 3.2m x 1.7m
- Garage – 4.8m x 2.3m
- Utility – 1.6m x 2.2m

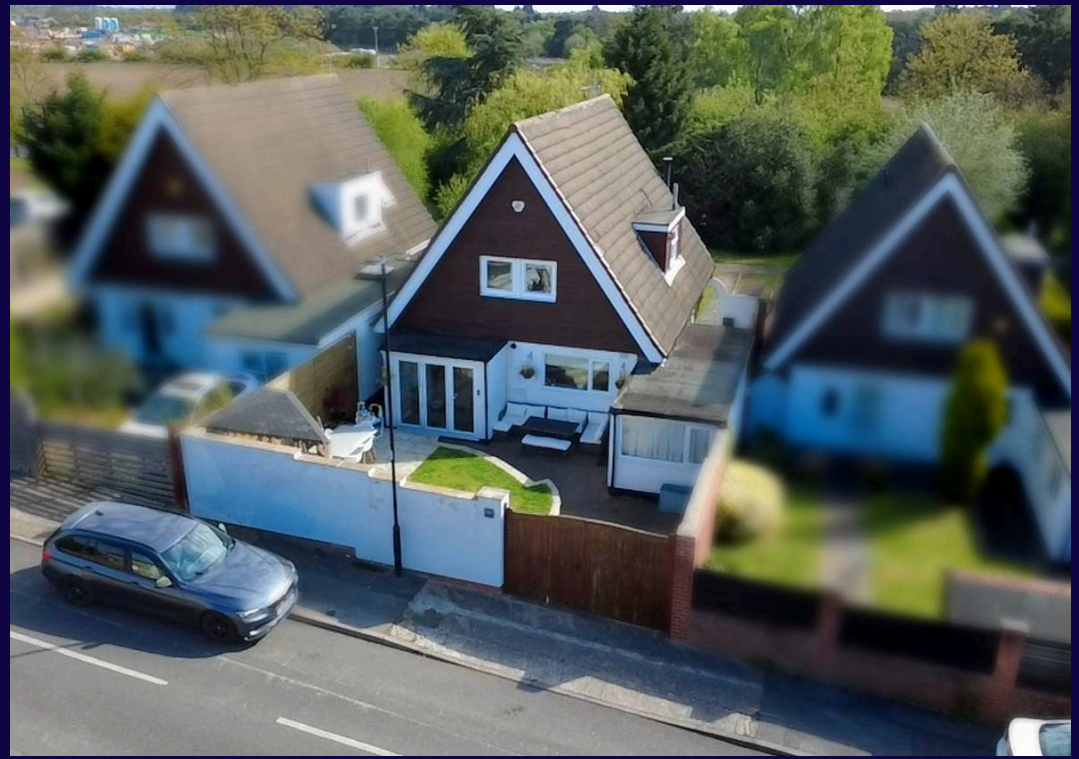
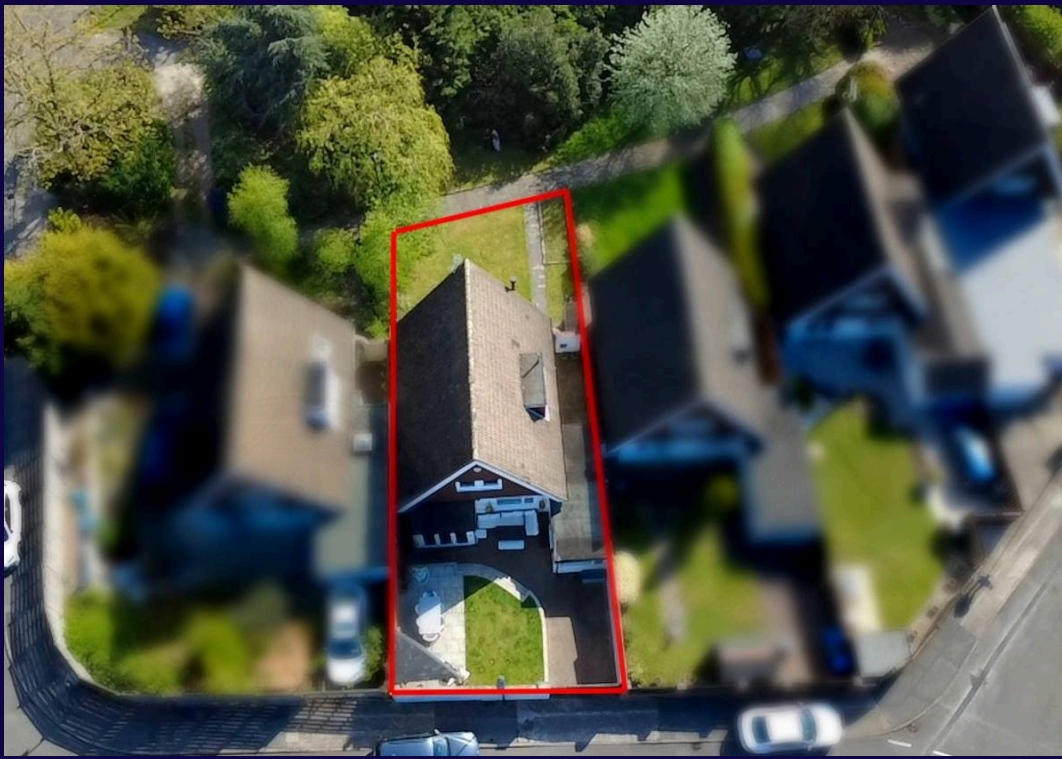
















- **Ground Floor 73 sqm**
- **First Floor 54 sqm**
- **Total 127 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.





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