



Radcliffe Lane, Scawthorpe Doncaster

welcome to

Radcliffe Lane, Scawthorpe Doncaster

With breathtaking stunning field views this detached family home is bound to impress, benefiting from a spacious lounge diner, a breakfast kitchen with focal island, utility space and ground floor WC. Situated close to local schools and amenities and is ideal for a growing or extended family.



Entrance Hall

There is a storm porch with a front facing composite door providing access into the spacious entrance hall with amtico flooring and stairs which rise to the first floor landing.

Lounge Diner

23' 3" max x 11' 9" (7.09m max x 3.58m)

With a front facing double glazed window, amtico flooring throughout, two central heating radiators and rear facing French doors which lead on to the rear garden.

Breakfast Kitchen

12' 4" x 9' 7" (3.76m x 2.92m)

Fitted with a range of complimentary wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. The kitchen has a five ring gas hob on a focal breakfast island with cooker hood above, a double eye level oven and grill, space for an American style fridge-freezer. There is a feature panelled wall, downlights to the ceiling, tiled flooring, two rear facing double glazed windows and access to the rear lobby.

Rear Lobby

With a side facing exterior door providing access to the rear garden and access to the integral garage and ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, a hand wash basin, tiled flooring and spotlights to the ceiling.

First Floor Landing

With a loft hatch.

Bedroom One

13' 5" x 9' 11" Max (4.09m x 3.02m Max)

With a front facing double glazed window, a central heating radiator, fitted wardrobes providing a range of hanging and storage space and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a hand wash basin on a matching counter top from the bedroom and a shower cubicle with power shower. There is wall to floor tiling, a heated towel rail, towel storage and a side facing obscure double glazed window.

Bedroom Two

13' 4" x 8' 3" (4.06m x 2.51m)

With a front facing double glazed window, a central heating radiator, laminate flooring and a useful built-in storage cupboard.

Bedroom Three

9' 11" x 9' 7" Max (3.02m x 2.92m Max)

With a rear facing double glazed window and a central heating radiator.

Bedroom Four

9' 7" x 8' 4" Max (2.92m x 2.54m Max)

With a rear facing double glazed window, a central heating radiator and laminate flooring.

Family Bathroom

Fitted with a low flush WC, a freestanding hand wash basin with mixer tap and a panelled bath with shower screen and power shower over. There is a heated towel rail, wall to floor tiling, downlights to the ceiling and a rear facing obscure double glazed window.

Outside

To the front of the property there is an open plan lawn with a spacious driveway providing off road parking which leads to the integral garage. To the rear of the property there is a mainly laid to lawn garden with an extensive patio, hedging and flowers to the borders and stunning open field views to the rear.

Integral Garage

16' 2" x 8' 7" Max (4.93m x 2.62m Max)

With an up and over door, a wall mounted boiler, plumbing for a washing machine, space for a dryer and access to the rear lobby.



view this property online williamhbrown.co.uk/Property/DCR124953



welcome to

Radcliffe Lane, Scawthorpe Doncaster

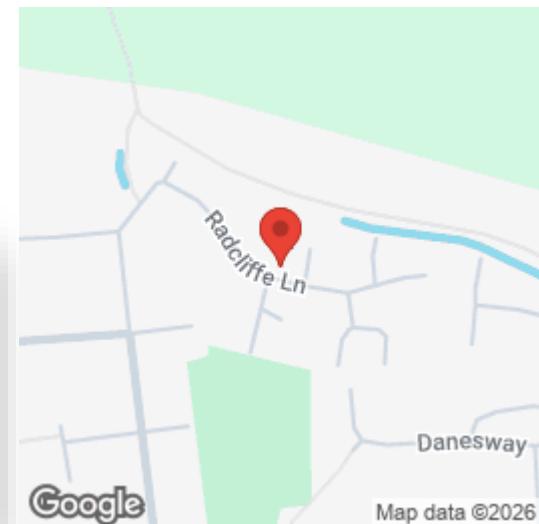
- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- KITCHEN WITH FOCAL ISLAND
- SPACIOUS LOUNGE DINER
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in the region of

£300,000



view this property online williamhbrown.co.uk/Property/DCR124953

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:
DCR124953 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk