



**Kirton Lane, Thorne Doncaster DN8 5RF**



**welcome to**

**Kirton Lane, Thorne Doncaster**

Welcome to Kirton Lane, a well-positioned large four bedroom home on an enviable plot in Thorne! Boasting four double large bedrooms, enclosed rear garden not overlooked & perfectly positioned to enjoy in the summer months, entertaining kitchen/lounge space with island & modern fittings throughout!



### **Entrance Hall**

Entering into the property leading off the block paved driveway through the double composite gates, the porch way greets you with part tiling to external walls & floor, side facing hardwood door into the hallway with full tiling to floors, modern vertical radiator & access to all ground floor living spaces.

### **Kitchen/Lounge**

The kitchen/lounge is truly the heart of the home, boasting wall base units in muted tones with a matte finish, along with kitchen island with base units & worktops. The vendors have agreed to leave various free standing items in the property (please contact the branch to confirm which items they are), full tiling to floor along with two horizontal modern feature radiators, TV point & areal point, various plug socket points to facilitate the appliances, rear facing double glazed window & side facing double glazed window along with doorway into utility space which benefits from a rear facing uPVC door with side facing double glazed window & space for multiple appliances.

### **Lounge**

The lounge benefits from a front facing double glazed bay window with carpet floor covering & log burner with hearth & surround.

### **Master Bedroom**

Boasts front facing double glazed window, fitted wardrobes, tiled flooring & centrally heated radiator.

### **Bedroom Two**

Bedroom two boasts tiled floor covering, centrally heated radiator & rear facing double glazed window with views over the garden.

### **Bedroom Three**

Located on the first floor the third bedroom boasts dual aspect lighting with front & rear facing double glazed windows, carpet floor covering & centrally heated radiator along with storage space into loft.

### **Bedroom Four**

Boasts dual aspect lighting with front & rear facing double glazed windows, carpet floor covering & fitted wardrobes.

### **Wet Room**

Boasts low flush w/c, wash hand basin, heated towel rail & electric shower with anti-slip floor covering, side facing double glazed window, heated towel rail & two side facing double glazed window.

### **Outside & Exterior**

To the front of the property there is a block paved driveway with double composite gate access down the side, patio area with pergola fixture making the space perfect for entertaining, lawn area with mature beds & fencing to all sides along with various fruit trees, a green house, two sheds & log store which the vendor will be leaving for the next owners to enjoy.



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## Kirton Lane, Thorne Doncaster

- PERFECT FAMILY HOME
- Off-Street Parking For Multiple Vehicles
- Kitchen/Lounge Space With Island
- Outdoor Entertaining Space
- Beautifully Maintained Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THN104514 - 0004

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