



Lings Lane, Hatfield, Doncaster



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OIRO £290,000

- Ample Driveway
- Useful Garden Room
- Luxurious Bathroom with large bath
- Modern Breakfast Kitchen
- Premier Postcode Location
- Dining Room
- Beautiful Gardens with Indian stone patio
- Front to Back Lounge with Feature Fireplace
- Freehold & EPC D
- Excellent Nearby Amenities
- Ideal for families



Welcome to this immaculate detached house that's up for sale, and a perfect sanctuary nestled in one of the most sought-after locations. This property is a complete package of versatile living at its finest. Upon stepping through the doors, you'll be immediately drawn to the modern high gloss kitchen bathed in natural light, complete with a cosy breakfast area and mood effect lighting - an ideal space to kick start your day.

The property boasts three well-appointed reception rooms. The first rooms command relaxing views of the well-kept garden with large front to back windows as its centrepiece. An alluring, welcoming fireplace adds a touch of charm to the room. The second reception room, generously sprinkled with space, can accommodate a hearty table and chairs. Last but not least, the third reception room, doubling as a garden room, provides seamless access to the attractive garden.

Climb the stairs from the main lounge to be greeted by two double bedrooms, both featuring



in-built wardrobes. The third bedroom, an equally spacious double is located on the ground, offering flexibility according to needs. A luxurious bathroom housing a large bath with a shower over completes the comforting living quarters.

Outdoors, the house is surrounded by a well-stocked front and back garden. There's ample room for vehicles thanks to the sprawling driveway. A single garage, an Indian stone patio and raised flower beds add to its charm. Furthermore, there is workshop for storage of tools and gardening and equipment.

Conveniently located with easy access to public transport, schools, local amenities and parks, this property ticks all the boxes for easy living. Whether you're an avid walker or cyclist, you'll find routes aplenty. Truly an ideal haven for a family or those looking to downsize, don't pass up the chance to make this snug detached house your next home.

Entrance Hallway

Lounge 3.61m x 6.78m (11'10" x 22'2")

Dining Room 4.62m x 2.34m (15'2" x 7'8")

Garden Room 4.32m x 2.08m (14'2" x 6'10")



Stairs and Landing

Bedroom Two 3.35m x 2.79m (11'0" x 9'2")

Bedroom Three 2.46m x 2.87m (8'1" x 9'5")

Bathroom

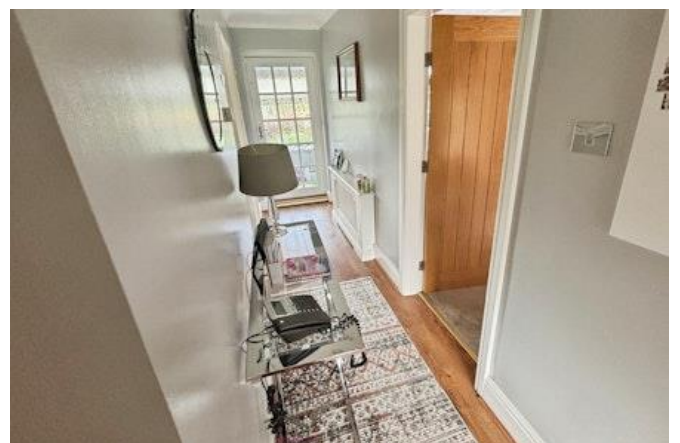
Exterior

Disclaimer

Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.







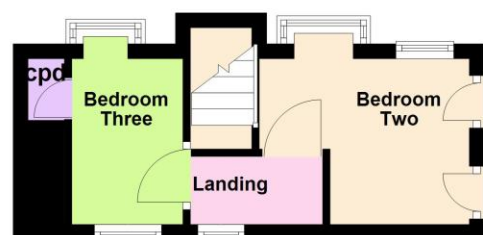
Ground Floor

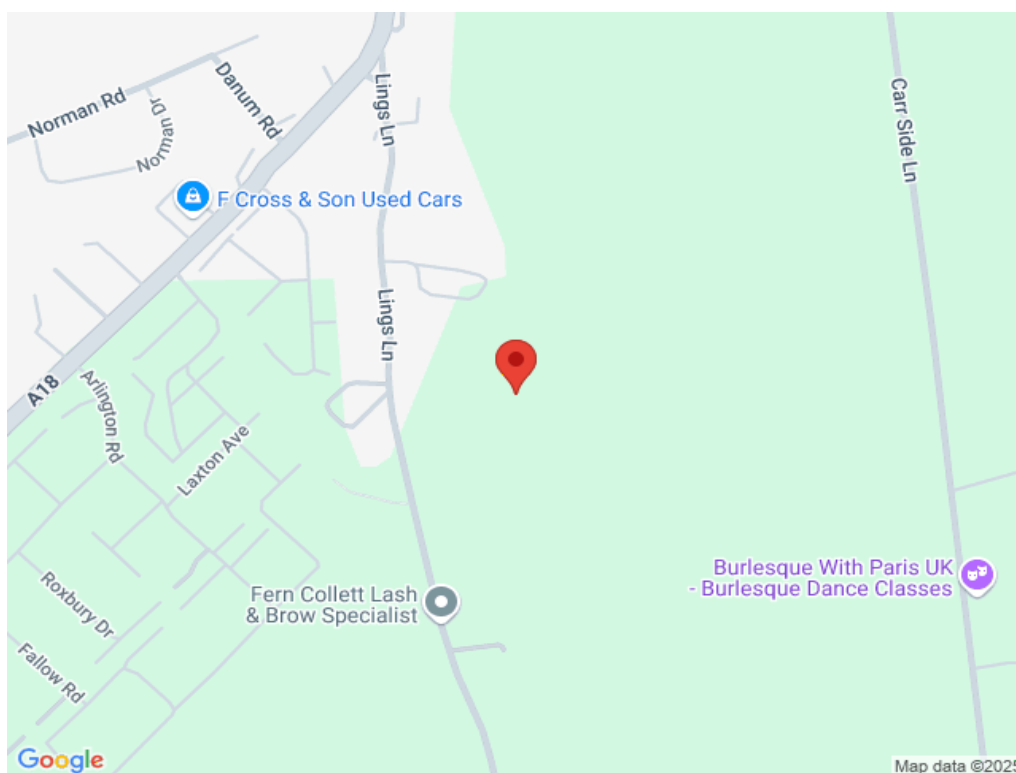
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)





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