



**Grange Lane, Burghwallis Doncaster**

*welcome to*

**Grange Lane, Burghwallis Doncaster**

Situated in the sought after village of Burghwallis is this well-presented two bedroom detached family home benefiting from an attractive lounge, conservatory with elevated views, off road parking and a garage. Ideal for growing families!



### **Important Notice**

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

### **Entrance Hall**

With a front facing door, an understairs storage cupboard and stairs which rise to the first floor.

### **Lounge**

With a front facing double glazed bay window, coving to the ceiling, a central heating radiator and a feature fire insert with stone hearth and wooden mantle above.

### **Dining Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a hob with extractor above, oven and grill, an integrated dishwasher and small fridge, spotlights to the ceiling, a rear facing double glazed window through to the conservatory, a side facing double glazed window and side facing door. To the dining area there is a central heating radiator, coving to the ceiling, area for a dining table and chairs and double doors with double glazed side panels through to the conservatory.

### **Conservatory**

A stunning room with open views of the garden with a rear facing double glazed bay, further rear facing double glazed windows, a side facing obscure double glazed window, rear facing glazed door and patio doors leading out to the rear garden. There is tiled flooring, two central heating radiators and access to the utility room.



**view this property online** [williamhbrown.co.uk/Property/DCR126751](http://williamhbrown.co.uk/Property/DCR126751)



### **Utility Room**

Fitted with base units with work surface housing the sink with mixer tap. There is a central heating radiator, partial tiling to the walls, space for white goods and access to the integral garage.

### **First Floor Landing**

With a front facing double glazed window, coving to the ceiling and a door giving access to the stairs which rise to the attic room.

### **Bedroom One**

A dual aspect room with a front facing double glazed bay window, a rear facing double glazed window, coving to the ceiling, a central heating radiator and fitted wardrobes and bedside tables.

### **Bedroom Two**

With rear and side facing double glazed windows, coving to the ceiling, a central heating radiator and fitted wardrobes.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a bath with shower over and screen. There is tiling to the walls and floor, downlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

### **Attic Room**

With rear and side facing double glazed windows, spotlights to the ceiling, an electric heater and eave storage.

### **Outside**

To the front of the property there is a lawned garden with a gated block paved driveway providing ample off road parking which leads to the integral garage and open filed views. To the rear of the property there is a generous enclosed lawned garden with raised patio area, various shrubs, plants and trees, outside tap and attractive open views to the rear.

### **Integral Garage**

With an up and over door, a wall mounted boiler and a courtesy door to the utility room.

welcome to

## Grange Lane, Burghwallis Doncaster

- SPACIOUS DINING KITCHEN
- CONSERVATORY WITH ELEVATED VIEWS
- UTILITY ROOM
- DUAL ASPECT MASTER BEDROOM
- ATTIC ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/DCR126751](http://williambrown.co.uk/Property/DCR126751)



Property Ref:  
DCR126751 - 0002

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.

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@williambrown.co.uk](mailto:doncaster@williambrown.co.uk)



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



**[williambrown.co.uk](http://williambrown.co.uk)**