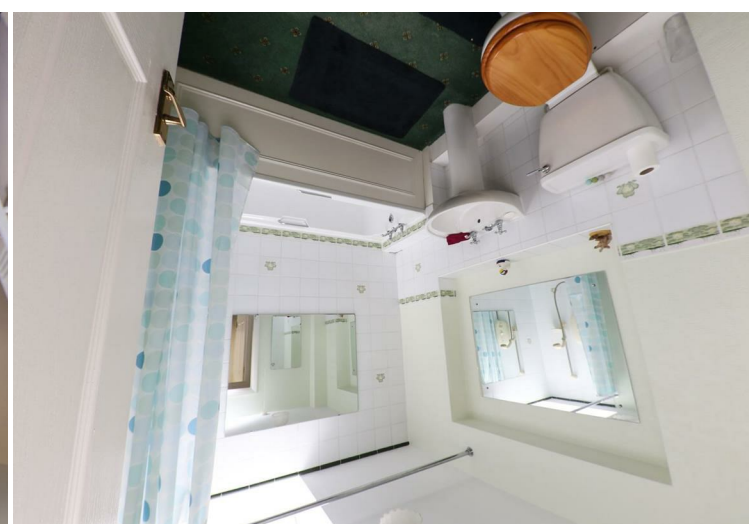
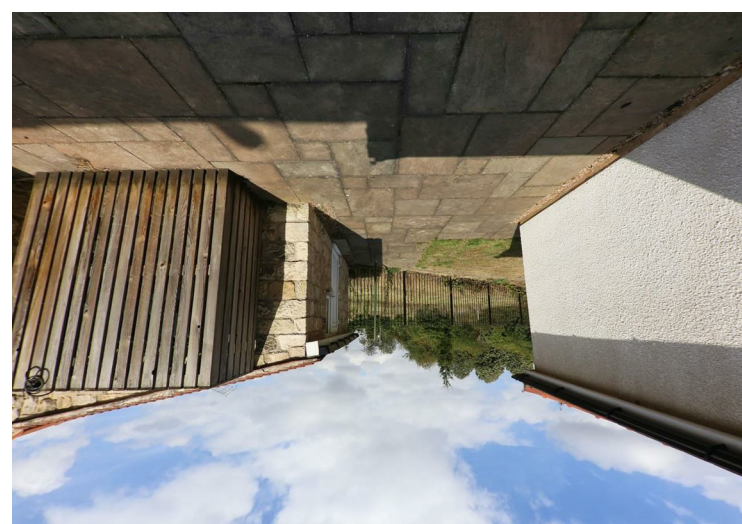




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Lilac Cottage Barnsley Road, Marr, Doncaster, DN5 7AT
Guide Price £375,000 - £395,000

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HUGELY EXTENDED SEMI DETACHED HOUSE / GORGEOUS FITTED KITCHEN WITH QUARTZ TOPS / VERY LARGE MAIN BEDROOM / CONTEMPORARY EN-SUITE SHOWER ROOM & WALK IN WARDROBE / OPEN ASPECT TO THE REAR / FEATURE 19'6" x 13'0" SWIM SPA / AMPLE PARKING / PRETTY VILLAGE SETTING / VIEWING ESSENTIAL //

Lilac Cottage in numbers 170m2 or 1830 sq ft, over two floors, now tell me its just a 3 bed semi.....its anything but. Its a large well proportioned, characterful house sitting in the conservation envelope of this lovely village, set back off Barnsley Road. The house has an oil fired central heating system, pvc double glazing and briefly comprises: Entrance hall, large lounge with multi-fuel stove, gorgeous upgraded farmhouse style kitchen with shaker cabinets and quartz tops, inner hall, rear lobby, utility room and a ground floor wc. PLUS.....a large ground floor extension which accommodates a 14'0" x 7'6" swim spa, a swimming resistance exerciser and hot tub all-in-one, perfect after a long days work. On the first floor there are 3 large, and I mean large bedrooms, the main bedroom has a contemporary en-suite shower room and a walk in wardrobe, plus there is a separate house bathroom. Outside the property stands in lovely gardens, the larger garden is to the front with a small rear garden overlooking farmland and fields. A long driveway with turning provides ample parking, Marr is a very popular agricultural village on the Western fringe of Doncaster, close to the A1 making it perfect for commuters and the like.

ACCOMMODATION

A canopy gives shelter to a PVC double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a double panel central heating radiator, a ceiling light and door to a ground floor WC.

GROUND FLOOR WC

This is fitted with a two-piece suite that comprises of a low flush WC, a corner wash hand basin, extractor fan and a ceiling light.

FARMHOUSE STYLE DINING KITCHEN

22'0" max x 12'10" max (6.71m max x 3.91m max)

This is probably better demonstrated by the floor plan photographs. All beautifully finished with a range of modern shaker style cabinets with a diamante style granite work surface over incorporating a Sandyford range style cooker and central heating boiler. There is an under-mounted porcelain sink, a four ring ceramic induction hob with an extractor hood above, an integrated oven and an integrated combination style microwave. A deep recess suitable for an American style fridge freezer, a PVC double glazed bay window to the front and further PVC double glazed double opening doors which leads into the rear garden. All beautifully finished with luxury vinyl tile (LVT) flooring, inset spotlights into the ceiling, contemporary style tall radiators and a double doorway which leads through into a rear lobby.

INNER HALL

This has additional matching larder style cabinets with a matching quartz work surface. A continuation of the LVT flooring, a central heating radiator, inset spotlight into the ceiling and a door into a rear entrance.

OUTSIDE

Outside the property stands on a large plot, with most of the garden to the front. It has a long side driveway with a turning space which provides ample car standing and leads to further gated parking to the very rear. Within the front there is a tarmac turning space, large lawn all beautifully enclosed with maturing shrubs, plants and trees including a Lilac tree, hence the name.

REAR GARDEN

The rear garden itself is small, perfect for sitting with a beautiful outlook over fields. Within the garden there is a stone storage building, additional storage for an oil tank.

AGENTS NOTES:

REAR LOBBY

This has a tiled floor covering, a PVC double glazed window, a PVC double glazed exterior door, a double panel central heating radiator and a wall light. A second door from here gives access into a separate utility room.

UTILITY ROOM

This has a range of fitted base and wall units with a composite style sink and mixer tap, plumbing for an automatic washing machine, a PVC double glazed window, a central heating radiator, tile flooring and a ceiling light. Back through the rear lobby gives access into an extended lounge.

LOUNGE

25'3" max x 13'7" (7.70m max x 4.14m)

A particularly large room, it has a deep PVC double glazed bay window with a deep window seat with concealed storage, and a further PVC double glazed window to the side. A beautiful feature brick fireplace with an open hearth incorporating a multi-fuel burner with a heavy timber over mantle. The room continues and leads through into a large extension built to accommodate a swim spa.

FEATURE SWIM SPA ROOM

14'6" x 7'7" (4.42m x 2.31m)

A large room and in the centre is a feature 14'0 x 7'6 heated swim spa, a resistance type swim trainer and hot tub all in one, perfect for training, or soothing aching joints after a long days work. Two PVC double glazed windows to the rear, waterproof flooring, two radiators and a walk-in shower which has mains plumbed thermostatic shower, adjacent wash hand basin and inset spotlight into the ceiling.

FIRST FLOOR LANDING

This splits, going left into the extension.

TENURE - FREEHOLD

SERVICES - All mains water, electricity are connected to the property.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Oil fired radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band D.

BEDROOM 1

15'10" x 13'7" (4.83m x 4.14m)

This is a beautiful large main bedroom, it has two PVC double glazed windows to the front and side elevations, a double panel central heating radiator, inset spotlighting, and a door to en-suite shower room.

EN-SUITE SHOWER ROOM

A gorgeous contemporary styled shower room fitted with a white suite and modern tiling. It has a large walk-in shower enclosure with a frameless glass screen, a wash hand basin and low flush WC. There is a tiled floor covering, a PVC double glazed window, a double panel central heating radiator and inset spotlighting to the ceiling.

WALK IN WARDROBE

Alongside is a separate walk-in wardrobe, this has a PVC double glazed window, a central heating radiator, fitted wardrobes, providing hanging rails and storage shelving.

BEDROOM 2

17'0" max x 10'3" (5.18m max x 3.12m)

A very large double bedroom, it has a PVC double glazed window to the front, a range of fitted wardrobes, additional inbuilt cupboard, ceiling light and a central heating radiator.

BEDROOM 3

11'6" x 11'6" (3.51m x 3.51m)

This has a PVC double glazed window to the rear, a double panel central heating radiator, fitted wardrobe and a central ceiling light.

HOUSE BATHROOM

Fitted with a white suite comprising of a panelled bath, a wash basin and a low flush WC. There is surround tiling to the bathing and splashback areas, a central heating radiator and a double glazed Velux type window,

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

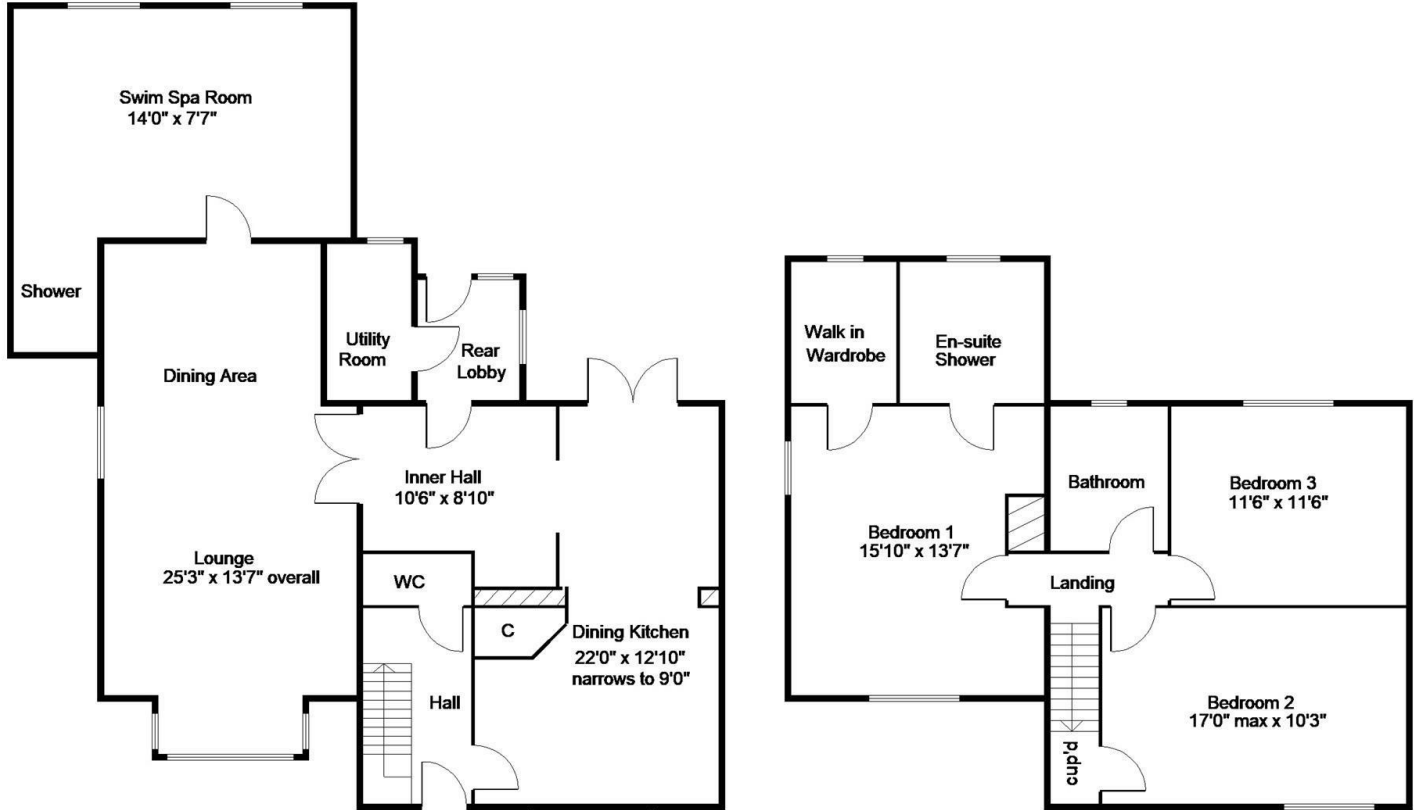
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	