



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

**welcome to**

**Kirton Lane, Thorne Doncaster**

William H Brown are proud to present to the market this stunning three storey 5 bedroom home, tastefully decorated throughout and offering comfortable living, open plan kitchen/diner and expansive garden. Viewing advised!



### **Entrance Hall**

Entering the property through the composite door into the bright and airy hallway, you are greeted with laminate flooring, radiator and under stairs storage area and access to the downstairs W/C.

### **W/C**

The downstairs W/C comprises of a tiled floor, low level flush and sink, with paneling to the walls and radiator.

### **Lounge**

16' 9" x 11' 6" ( 5.11m x 3.51m )

The lounge has a front facing bay window, laminate flooring, internal double doors connecting to the kitchen, a statement feature wall that houses the T.V, and a centrally heated radiator.

### **Kitchen/Diner**

17' 9" x 13' 7" ( 5.41m x 4.14m )

This sleek kitchen is perfect for a busy family life or entertaining, comprising of wall and base units with tiled splashback, along with fitted sink & drainer and an island with breakfast bar which is perfect for busy mornings integrated fridge/freezer and dishwasher and wine cooler. There are rear facing double doors leading out to the large garden and a separate composite door, 2 x side facing double glazed windows.

### **Master Bedroom**

10' 4" x 10' 11" ( 3.15m x 3.33m )

The master bedroom has a front facing double glazed window, carpeted flooring and centrally heated radiator and en-suite bathroom.

### **En-Suite**

The en-suite bathroom in the master bedroom has a shower cubicle, part tiled walls, low level flush and sink with a heated towel rail.

### **Bedroom Two**

14' 6" x 11' 9" ( 4.42m x 3.58m )

Bedroom two is on the third floor comprising of a carpeted flooring, a front facing double glazed

window and centrally heated radiator.

### **Bedroom Three**

10' 9" x 10' 5" ( 3.28m x 3.17m )

Bedroom three is on the first floor with carpet flooring covering, centrally heated radiator and a rear facing double glazed window.

### **Bedroom Four**

11' 6" x 9' 1" ( 3.51m x 2.77m )

Bedroom four is on the third floor, with laminated floor covering and centrally heated radiator and velux window.

### **Bedroom Five**

10' 9" x 7' 1" ( 3.28m x 2.16m )

Bedroom five is located on the second floor with laminated floor, rear facing double glazed window and a centrally heated radiator.

### **Family Bathroom**

The family bathroom is on the second floor and boasts a bath and separate shower, low level flush w/c and a statement sink, part tiled walls and ceiling spotlights with a side facing double glazed window.



**view this property online** [williamhbrown.co.uk/Property/THN105351](http://williamhbrown.co.uk/Property/THN105351)



welcome to

## Kirton Lane, Thorne Doncaster

- 5 Bedroom Detached Property
- MOVE IN READY
- Off Street Parking
- Perfect Family Home
- Tastefully Decorated Throughout

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of

**£330,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/THN105351](http://williamhbrown.co.uk/Property/THN105351)



Property Ref:  
THN105351 - 0005

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



**01405 812334**



thorne@williamhbrown.co.uk



8 King Street, Thorne, DONCASTER, South  
Yorkshire, DN8 5BA



**williamhbrown.co.uk**