



Pinfold Lane, Fishlake Doncaster DN7 5JT

welcome to

Pinfold Lane, Fishlake Doncaster

Simply Stunning! Filled with character features and in an idyllic village location, Pinfold Lane will make a perfect family home! With church views, ample outdoor space and well presented interiors through out, viewing is highly recommended to appreciate all that is on offer!



Entrance Porch

Including two side facing double glazed windows and tiled floor covering.

Downstairs Wc

Including a WC, a wash hand basin, a rear facing double glazed window, partial tiling and a heated towel rail.

Lounge

22' 9" max x 12' 1" max (6.93m max x 3.68m max)

Comprising of front facing French doors, original beams, LPG fire with brick surround, side facing French doors to conservatory and a central heating radiator.

Dining Room

10' 10" x 12' 2" (3.30m x 3.71m)

Including two front facing double glazed windows, laminate floor covering, exposed brick and original beams.

Pantry

10' 9" x 6' 5" (3.28m x 1.96m)

Including a rear facing double glazed window and laminate floor covering.

Kitchen

15' 9" x 10' 8" (4.80m x 3.25m)

The fitted kitchen, featuring both wall and base units, includes a front facing double glazed window, a central heating radiator, laminate floor covering, a stainless steel sink and drainer unit, a double oven and hob and spot lights. The kitchen also includes exposed brick.

Utility Room

13' 5" x 6' 7" (4.09m x 2.01m)

Including tiled floor covering, a sink and drainer unit and a front facing door. The utility room also has access to the integral garage.

Conservatory

11' 6" x 7' 11" (3.51m x 2.41m)

Including laminate floor covering and a side facing

door to the garden.

Landing

Including two rear facing double glazed windows, carpet floor covering and a storage cupboard.

Bedroom One

22' 9" x 12' into recess (6.93m x 3.66m into recess)

Featuring two side facing double glazed windows, two front facing double glazed windows, carpet floor covering and two central heating radiators.

En Suite

Comprising of a WC, wash hand basin, front facing double glazed window, a central heating radiator, a shower and partial tiling.

Bedroom Two

10' 11" max x 12' 2" (3.33m max x 3.71m)

Featuring two front facing double glazed windows, fitted wardrobes, carpet floor covering and a central heating radiator.

Bedroom Three

10' 8" x 9' 10" into recess (3.25m x 3.00m into recess)

Featuring carpet floor covering, storage space, a central heating radiator and two front facing double glazed windows.

Bedroom Four

18' 2" plus recess x 22' 9" into recess (5.54m plus recess x 6.93m into recess)

Comprising of a storage space, carpet floor covering, two central heating radiators, a front facing double glazed window and a side facing double glazed window.

Bathroom

Featuring a free standing bath, WC, wash hand basin, a heated towel rail, a rear facing double glazed window, vinyl floor covering, a shower, spot lights and a central heating radiator.

Walk In Wardrobe

5' 5" x 6' 7" (1.65m x 2.01m)

Including fitted shelving units and carpet floor covering.

Front Garden

Featuring expansive lawn space, a paved walk way, gated access and an out door tap.

Rear Garden

Including a paved patio area, lawn space, fencing to all sides, an out door electric point and views of the local church.

Garage

22' 9" x 23' max (6.93m x 7.01m max)

With electric and electric door.

Outbuilding

With electric supply and water supply.



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welcome to

Pinfold Lane, Fishlake Doncaster

- £460,000
- Four Bedrooms
- En Suite & Walk In Wardrobe
- Beautiful Interiors
- Church Views

Tenure: Freehold EPC Rating: E

Council Tax Band: F

guide price

£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HTF105816 - 0010

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