

Asking Price: £335,000  
To be advised

Denaby Lane, Old Denaby, Doncaster,  
DN11 2



LINCOLN RALPH



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# Denaby Lane, Old Denaby, Doncaster, DN12

## STUNNING LOCATION, VERSATILE LAYOUT, SOUTH FACING VIEWS TO THE REAR, MUCH MORE THAN MEETS THE EYE!

Occupying mature gardens with southerly aspect to the rear and located to this sought after village a four bedroom detached bungalow with versatile accommodation over two levels. With central and double throughout along with drive and garage to the front Thistle Doo offers an opportunity to acquire a substantial detached bungalow within this premier village location. Despite the tranquil location the property remains within short drive of nearby shopping amenities, Rotherham and Doncaster centres and also the regional motorway network making it an ideal commuter base. Genuinely requiring consideration to appreciate the particular location and further potential on offer.

**Entrance Hall** With double glazed front door and windows.

**Utility Room/Cloaks Area** 2.11 x 1.18. With plumbing for washer.

**Breakfast Kitchen** 4.82 x 3.47. With a range of fitted units and work surfaces incorporating split level breakfast bar. Composite door to the side, side aspect window, gas range cooker with extractor over, vinyl floor and plumbing for dishwasher. Stainless steel sink with mixer tap and tiling to the sink and work surface area.

**Lounge** 4.89 x 4.84. A large and comfortable living area with focal stone fireplace with log burning stove. Double glazed French doors open to the rear gardens and stairs rise to the first floor.

**Inner Hall** With two side aspect windows and cloaks cupboard.

**Bedroom One** 4.01 x 3.64. With side and rear aspects and a range of fitted bedroom furniture.

**Bedroom Two** 3.53 x 3.03. Presently used as a dining room and with side aspect and parquet floor.

**Bathroom** 2.48 x 2.32. With suite comprising wc, wash basin and bath along with walk in shower area with electric shower. Full wall tiling, side aspect and linen cupboard.

**First Floor Landing** With side aspect.

**Bedroom Three** 3.25 x 3.70. (Maximum measurements)  
With rear aspect, fitted wardrobes and eaves storage.

**Bedroom Four** 4.40 x 2.90. (Maximum measurements)  
With two roof light windows, further side aspect window and a range of fitted bedroom furniture with additional eaves storage.

**WC** 2.38 x 3.70. With wc, wash basin with vanity and roof light window.

**Outside** The property stands within mature gardens of excellent extent which have southerly aspect to the rear with views over agricultural fields along with mature fir trees, split level lawns, garden shed, shrubs and rockery. There is a lawned verge to the side with outside tap and crazy paved patio and further gardens to the front with flower beds, mature fir trees, paved area in front of the bungalow and driveway leading to the garage.

**Integral Garage** 5.07 x 3.04. With timber entry doors, light, power and gas boiler.



- Four bedroom detached bungalow.
- Superb south facing gardens.
- Central heating and double glazing.
- Accommodation over two floors.
- Driveway and garage.
- Close to amenities and regional motorway network.

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

