

Freehold

Asking Price: £395,000

Breck Lane, Dunnington, South
Yorkshire, S25



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PART EXCHANGE CONSIDERED! STYLE, CHARACTER AND SIZE! SUPERBLY EQUIPPED DETACHED FAMILY HOME, FOUR/FIVE BEDROOM, TWO BATHROOMS, FOUR RECEPTIONS, LARGE GARDENS, AMPLE PARKING AND NO CHAIN!

A superb detached home which has been totally remodelled to create family living of exceptional standards within this ever popular location. With four reception rooms, four/five bedrooms and two bathrooms the house also has fabulous rear gardens with sunny westerly aspect and off road parking to the front. With central heating and double glazing, floor coverings/carpets throughout, along with immaculate standards to kitchen and bathrooms this large home is an absolute must view!

Entrance Hall With composite front door, laminate floor, cloaks cupboard and stairs rising to the first floor. There is also access to a useful cellar area.

Cellar 3.91 x 2.30. (Maximum measurements)

A tanked cellar with steps leading down from the entrance hall.

Cloakroom/WC 1.81 x 1.00. With wc and wash basin in white. Painted wall panelling, vinyl floor, side window and towel rail/radiator.

Study/Bedroom 5 3.80 x 2.44. With front window.

Sitting Room 4.50 x 3.34. (Maximum measurements to bay)

With front bay window.

Lounge 4.28 x 3.63. With minster fireplace with redbrick inlay, double doors to the sitting room and pelmet lighting to the ceiling.

Dining Room 3.49 x 2.74. With laminate floor and double glazed French doors opening to the rear.

Boot Room With double glazed rear door, side window and laminate floor.

Utility Room 2.73 x 1.77. With base units with work surfaces, stainless steel sink with mixer tap, laminate floor, side window, plumbing for washer and cupboard housing the gas boiler.

Fitted Kitchen 5.78 x 2.97. (Maximum measurements)

With rear window and a range of contemporary wood and white gloss finish units with work surfaces and tiled upstands.

Stainless steel sink with mixer tap, laminate floor and an array of integrated appliances comprising induction hob with curved extractor, two electric ovens, two combination microwaves, dishwasher and fridge freezer.

First Floor Landing

Master Bedroom 4.58 x 3.33. (Maximum measurements to bay)

With front bay window.

En Suite Shower Room 2.42 x 1.89. With wc and oval wash basin with vanity units beneath and mirror over. Front window, fully tiled floor and walls, towel rail/radiator, downlights to ceiling and shower enclosure with monsoon head shower and separate hand attachment.

Bedroom Two 4.32 x 3.64. With rear window and ladder access to the loft.

Bedroom Three 3.81 x 2.45. With front window.

Bedroom Four 2.81 x 2.41. With double glazed French doors which open to the extension roof. (We are not aware of any planning approval for use as a balcony)

Bathroom 3.91 x 2.36. (Maximum measurements)

A beautifully appointed bathroom with suite comprising wc, circular wash basin with vanity unit beneath, mirror over and cabinets either side. Bath, shower enclosure with monsoon head shower with hand attachment, rear window, fully tiled floor and walls, towel rail/radiator, downlights to ceiling, rear window and extractor fan.

Outside To the front of the house will be a block paved off road parking area for 2/3 cars. The rear enclosed gardens have a sunny westerly aspect and comprise lawns, composite decking, outside tap, power and lighting.

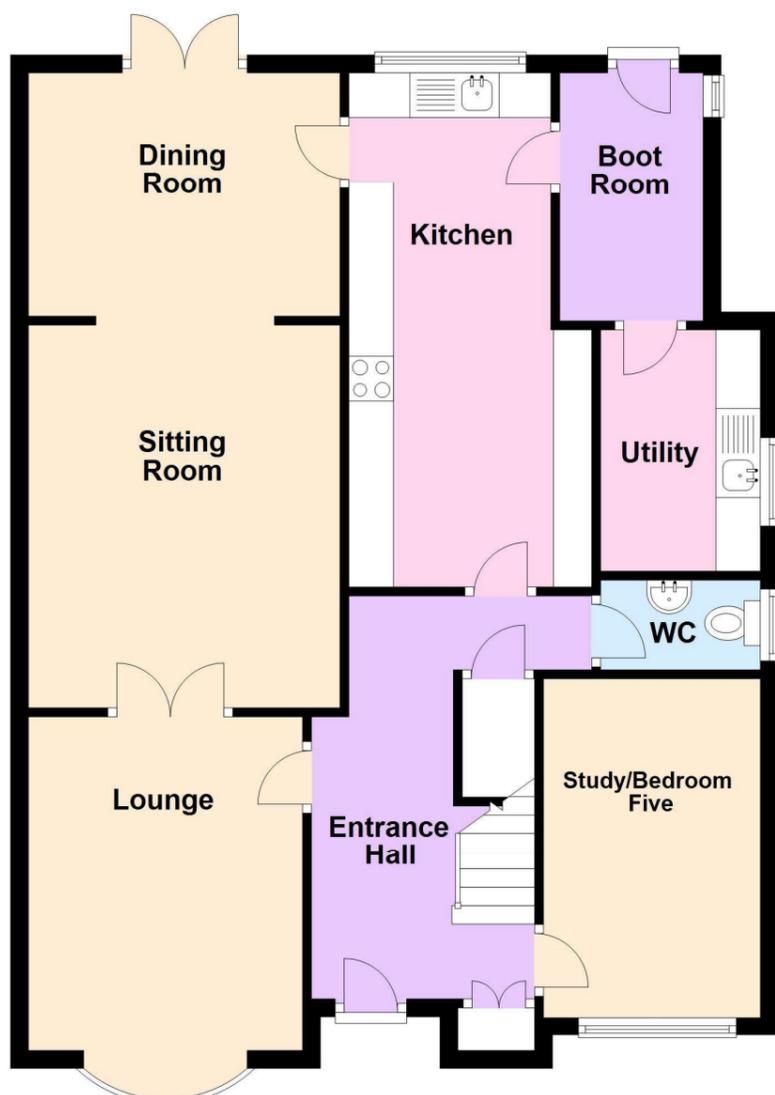


- Part Exchange Considered
- Superb detached family home
- Four bedrooms and two bathrooms
- Four reception rooms
- Fitted kitchen
- Utility and boot rooms
- Fabulous gardens
- Ample parking
- No chain

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.

Ground Floor



First Floor

