



Back Lane, Doncaster, DN6 9EA
Offers In Excess Of £500,000 Freehold


MARTIN&CO

Back Lane, Norton

4 Bedrooms, 3 Bathroom

Offers In Excess Of £500,000

- Executive Property
- Highly regarded location
- Close to good local amenities and schools
- Close to good transport links
- On the edge of the wonderful Yorkshire Countryside
- Four double bedrooms
- Three bathrooms

A rare opportunity to purchase a substantial executive home located on the outskirts on the highly regarded village of Norton. The property briefly comprises of a lounge, family room, dining room, breakfast kitchen, utility room and WC on the ground floor. Located on the first floor is the master bedroom with ensuite shower room and dressing room, a guest bedroom with ensuite shower room. Two further double bedrooms with fitted wardrobes and a family

%epcGraph_c_1_363%



bathroom. the property benefits from underfloor heating throughout the ground floor. Outside to the rear of the property there is a generous garden that has been laid to lawn. There is a large patio adjoining the house and a small patio at the bottom of the garden which makes the most of the evening sun. To the front of the property there is a driveway for off street parking and a double garage with electric garage door. Please note that a member of our staff has a personal interest in this property. Details will be discussed on viewing

HALLWAY/ HOME OFFICE 18' 8" x 9' 10" (5.69m x 3.01m) A deceptively large entrance hall/ home office

WC 4' 9" x 6' 5" (1.46m x 1.98m) A ground floor WC

PORCH 7' 10" x 3' 1" (2.39m x 0.96m) An entrance porch with additional storage

LOUNGE 22' 0" x 15' 3" (6.73m x 4.66m) A dual

aspect lounge benefitting from attractive views. With Kardean Flooring and an inglenook fireplace with gas log burner effect fire.

KITCHEN/BREAKFAST ROOM 17' 10" x 10' 11" (5.46m x 3.33m) With a range of wall and base units complimented with black granite worktops. The addition of a induction hob, two ovens, a stainless steel and glass extractor fan, integrated dishwasher and stainless steel sink enhance the modern appearance. There is also a breakfast bar for breakfast dining. There is also space and plumbing for an American fridge freezer with Ice dispenser.

WC 6' 7" x 6' 1" (2.01m x 1.87m) A ground floor WC

UTILITY ROOM 6' 7" x 6' 1" (2.01m x 1.87m) With additional storage and plumbing for a washing machine and tumble dryer

DINING ROOM 11' 9" x 9' 9" (3.60m x 2.99m) A third reception room being used as a dining room with

plenty of space for a family dining table

FAMILY ROOM 17' 10" x 12' 6" (5.46m x 3.82m) A generous second living room with patio doors opening into the rear garden

GALLERY LANDING An attractive gallery landing with stunning views

MASTER BEDROOM 17' 10" x 10' 11" (5.46m x 3.33m) A generous master bedroom with dressing room and ensuite shower room. The room benefits from lovely countryside views

ENSUITE 9' 6" x 6' 7" (2.90m x 2.01m) A generous ensuite bathroom with a large walk-in shower, his and hers sinks and a WC

DRESSING ROOM 8' 5" x 6' 7" (2.57m x 2.01m) With a range of fitted wardrobes

GUEST BEDROOM 12' 6" x 11' 0" (3.82m x 3.37m) A



second generous double bedroom

ENSUITE 6' 10" x 9' 2" (2.10m x 2.81m) A second ensuite shower room with walk-in-shower WC and hand basin

BATHROOM 11' 9" x 6' 5" (3.60m x 1.97m) With a bath walk-in shower hand basin and WC

BEDROOM 3 13' 3" x 9' 9" (4.06m x 2.99m) A double bedroom with a range of fitted wardrobes

BEDROOM 4 13' 3" x 9' 10" (4.06m x 3.01m) A double bedroom with a range of fitted wardrobes. The room benefits from views of the Yorkshire countryside

GARAGE A double garage with an electric garage door

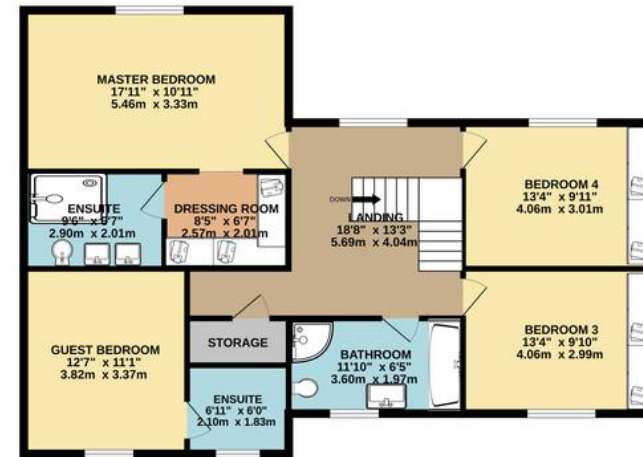




GROUND FLOOR
1094 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 2128 sq.ft. (197.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

