



## Hollin Close, Doncaster, South Yorkshire

Gardens to Front, Side and Rear. | Four Bedrooms En Suite to Master Bedroom. | Conservatory overlooking well manicured gardens. | Large Kitchen and breakfast area. | Separate Dining room and Living room | Single Garage and private driveway, the property also benefits from Solar Panels.

**Asking Price: £325,000 (Offers Over)**

**LEEDS**  
ELLERWILLIAMS.



## Hollin Close, Doncaster, South Yorkshire

A fantastic opportunity has just hit the market - a well-maintained four-bedroom, detached house with an integrated garage and the addition of solar panels, tucked away in a peaceful cul-de-sac. Nestled in the charming old hamlet of Littleworth, this home is situated in a highly sought-after area of Rossington. Here, you'll find the delightful Stryupp pub and Fika Wine bar, along with convenient local station stores for your everyday essentials. Excellent bus connections and easy access to motorway networks make commuting a breeze. Moreover, you'll enjoy a plethora of picturesque walking trails right at your doorstep, while nearby amenities such as shops, doctors, and dentists ensure that everything you need is within easy reach. The house comprises an Entrance Hall, a cosy Lounge, a spacious Kitchen Diner, separate Dining Room, and Conservatory. Stairs and Landing, a Master Bedroom with an Ensuite, three additional Bedrooms, and various beautifully manicured private Outside Spaces. When you walk around the property and evidence the spacious accommodation with its many high-quality fixtures and fittings. Beautiful open hall with a feature wooden staircase and galleried landing, ground floor w/c, spacious living room with feature fireplace, second sitting room/formal dining room, and a conservatory. On the second floor there are 4 very large double bedrooms, the master bedroom has en-suite facilities, ample space to accommodate a home office in one of the bedrooms, and a large family bathroom. Outside are beautiful gardens, a beautifully well-maintained backyard, ample parking, and a single garage. This inviting space features the lounge area has a glazed window at the front, offering ample natural light. It comes equipped with power points, a TV point, a radiator, and comfortable carpeted flooring. The Kitchen Diner boasts a range of wall and base units, a complementary worksurface ideal for the chef in the family with space for a kitchen table to enjoy meals together or for the children to sit and do homework from in the hub of this delightful home, an inset sink tiled surrounds, an integrated gas hob and oven, tile flooring, window overlooking the rear garden. The spacious Master Bedroom has a carpeted flooring and an ensuite bathroom. Other bedrooms also offer carpeted flooring and come with wooden cabinets. The property offers off-road parking at the front, along with a single garage. The front garden features pebbles and mature shrubbery. At the rear, there's a block paved patio area with various mature shrubs and a small fishpond, creating a tranquil outdoor space." The addition of the solar panels is sure to be attractive with today's rising energy costs. Don't miss out - call now to schedule a viewing!

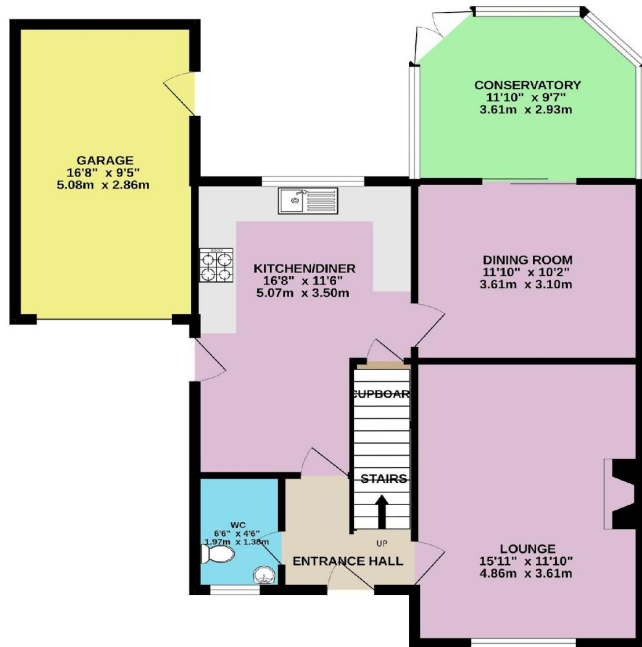




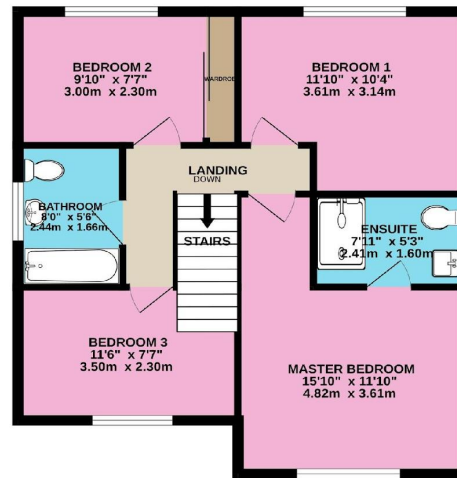




GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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.  
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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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