**Common Lane, Auckley Doncaster**

william h brown

***welcome to***

## Common Lane,Auckley Doncaster

This stunning spectacular two bedroom detached bungalow with picturesque views is situated in the heart of Auckley village with a spacious master suite, three receptions rooms, a stylish breakfast kitchen, a landscaped rear garden, off road parking and a double garage.

**Entrance Hall**
With a front facing composite door, a central heating radiator and oak doors.

**Lounge**
17' 8" max x 11' max ( 5.38m max x 3.35m max )
A beautifully presented lounge with a front facing double glazed bowed window, a side facing double glazed window, a central heating radiator, coving to the ceiling and an electric feature fireplace as the focal point of the room. The lounge is open plan to the dining room.

**Dining Room**
11' 10" x 8' 7" ( 3.61m x 2.62m )
With laminate flooring, a central heating radiator and rear facing double glazed patio doors which lead through to the garden room. A door gives access to the breakfast kitchen.

**Garden Room**
11' 2" x 9' 5" ( 3.40m x 2.87m )
With rear facing bifolding doors leading out to the rear garden, a side facing double glazed window with stunning open views, laminate flooring and a central heating radiator.

**Breakfast Kitchen**
18' 3" x 10' 11" ( 5.56m x 3.33m )
A stylish modern kitchen which is fitted with a range of high gloss wall and base units with contrasting work surfaces housing the 1 1/2 composite sink and drainer with mixer tap. The kitchen has a four ring gas hob with splashback and cooker hood above, an integrated eye level oven with slide and hide doors, a combination microwave oven, plumbing for a washing machine and deep recess for an American style fridge-freezer. There is tiled flooring, downlights to the ceiling, a central heating radiator, a cupboard housing the central heating boiler, a rear facing double glazed window, a side facing double glazed window through to the garden room and a side facing door leading out to the rear garden.

**Bedroom One**
18' 9" max x 13' ( 5.71m max x 3.96m )
A spacious master bedroom with a side facing double glazed window, two central heating radiators, two storage cupboards, coving to the ceiling and an open dressing area with a rear facing double glazed window and a range of fitted wardrobes.

**Bedroom Two**
12' 11" x 10' 11" ( 3.94m x 3.33m )
With a front facing double glazed window, coving to the ceiling, laminate flooring and a central heating radiator.

**Bathroom**
A contemporary bathroom suite which is fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a panelled bath with free fall tap and shower mixer and a walk-in shower with rainfall effect shower. There is a heated towel rail, downlights to the ceiling, an extractor fan, tiled flooring with underfloor heating and a rear facing obscure double glazed window.

**Outside**
The property stands in a good sized plot tucked away at the end of Common Lane with stunning picturesque field views. To the rear of the property there is a low maintenance landscaped garden with mature shrubs and plants. There are double gates providing access to the block paved driveway which provides off road parking and continues to the detached double garage. To the rear of the property there is a landscaped lawned garden with Indian stone paved patio and a raised covered decked area. There is an outside tap, power, lights and access to the double garage and outside WC.

**Outside W.C.**
Fitted with a low flush WC and a wash hand basin on a vanity unit. There is a side facing obscure double glazed window and mosaic tiled flooring.

**Double Garage**
20' 11" x 17' 2" ( 6.38m x 5.23m )
With twin up and over doors, power, lights and a side facing double glazed window.

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## Common Lane, Auckley Doncaster

- IMMACULATELY PRESENTED TWO BEDROOM DETACHED BUNGALOW
- LOUNGE OPEN PLAN TO DINING ROOM
- GARDEN ROOM WITH BIFOLDING DOORS TO REAR GARDEN
- STYLISH MODERN BREAKFAST KITCHEN
- CONTEMPORARY BATHROOM WITH UNDERFLOOR HEATING

Tenure: Freehold EPC Rating: D
Council Tax Band: C

# £375,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR125146 - 0003

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