



**2 Radcliffe Lane, Doncaster, DN5 7XS**  
Offers In Excess Of £270,000 Freehold

  
**MARTIN&CO**



# Radcliffe Lane, Scawthorpe

4 Bedrooms, 2 Bathroom

Offers In Excess Of £270,000

- Executive 4 bedroom detached
- Modern kitchen and utility room
- Two reception rooms
- Conservatory
- Integral garage
- Four double bedrooms
- Ensuite to master bedroom

A stunning executive four bedroom detached property available in the popular location of Scawthorpe. with ample off road parking, garage and large garden.

This home has everything you need, briefly comprising an entrance hall way with easy access to all rooms on the ground floor and first floor, wc, a spacious lounge with bay window, dining room, kitchen with integrated appliances,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	71	
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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utility room, and a generous size conservatory on the ground floor. The master bedroom is front facing with ensuite, three further double bedrooms and family bathroom on the first floor.

Viewing is essential to appreciate the space offered in this wonderful family home, call now so not to miss out.

**LOUNGE** 14' 2" x 11' 0" (4.32m x 3.36m) A spacious front facing lounge with large bay window, allowing plenty of natural lighting and wood effect flooring.

**WC** Ground floor wc

**DINING ROOM** 7' 3" x 7' 5" (2.21m x 2.28m) Separate dining room with easy access into the kitchen and conservatory

**KITCHEN** 13' 1" x 8' 6" (3.99m x 2.61m) A modern kitchen with cream high gloss wall and base units providing plenty of storage, complemented with cream

granite worktops. integrated double oven, microwave, wine cooler and dishwasher. Stainless steel oven, extractor and ceramic hob.

**UTILITY ROOM** 6' 3" x 6' 4" (1.92m x 1.94m) Following on with the design of the kitchen is a hidden utility room, cleverly designed to hide away your white goods. Concealed behind storage doors is plumbing for washing machine

**CONSERVATORY** 11' 4" x 9' 6" (3.47m x 2.92m) Additional living space is provided with a generous sized conservatory, with tiled roof to allow all year usage.

**GARAGE** Integral garage

**MASTER BEDROOM** 12' 4" x 11' 2" (3.77m x 3.41m) Front facing master bedroom with built in wardrobes and ensuite

**ENSUITE** 6' 3" x 5' 6" (1.92m x 1.70m) Ensuite to the

master bedroom with a modern design, wc, sink and walk in shower

**BEDROOM** 11' 6" x 8' 7" (3.51m x 2.63m) Second double bedroom

**BEDROOM** 13' 4" x 9' 3" (4.08m x 2.84m) Third double bedroom

**BEDROOM** 13' 4" x 6' 10" (4.08m x 2.10m) Fourth double bedroom, currently being used as a home office

**BATHROOM** 6' 9" x 5' 6" (2.08m x 1.69m) A stylish family bathroom with white three piece suite and over bath shower

**EXTERNAL** Externally you will benefit from a block paved driveway and integral garage at the front of the property. To the rear is a large garden with patio area, grassed area, a second driveway with gates.



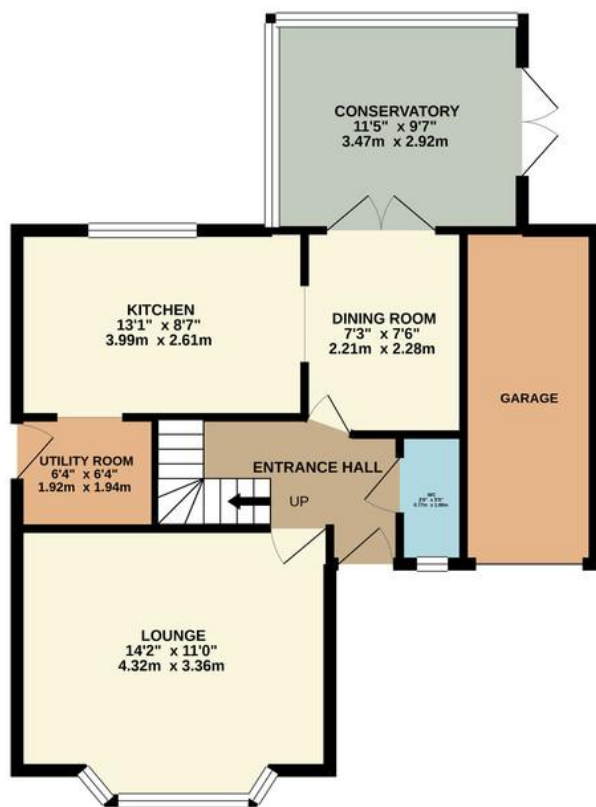








GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



## Martin & Co Doncaster

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