



Cantley Lane, Cantley Doncaster

welcome to

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Situated over four floors with a secret cinema/play room, en-suite shower room, study and utility is this four bedroom semi-detached family home. Situated on an impressive corner plot with a generous rear garden with workshop/garage. Ideal for families looking for an individual style home!



Entrance Porch

With a front facing exterior door, two front facing double glazed windows, laminate flooring, spotlights to the ceiling and access to the entrance hall.

Entrance Hall

With stairs which rise to the first floor, access to the basement, decorative coving and laminate flooring.

Dining Room

With a front facing double glazed bay window, a log burning stove, laminate flooring, coving to the ceiling and a central heating radiator.

Lounge

With a rear facing double glazed window, a feature fireplace, decorative coving, laminate flooring and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the Belfast ceramic sink and drainer with mixer tap. The kitchen has space for a freestanding Range master style gas cooker with extractor hood above, an integrated microwave and dishwasher and insert space for an American style fridge-freezer. There is under wall unit lighting, tiling to the walls, plinth lighting and tiled flooring with electric underfloor heating. There are two rear facing double glazed windows, a side facing double glazed window and a rear facing door to the rear garden.

Basement Hallway

With a side facing door with steps up to the rear garden.

Utility Area

With plumbing for a washing machine and tumble dryer. There is wood effect laminate flooring, a wall mounted boiler and an extensive range of wall and base units.

Study

With a central heating radiator.

Cinema / Play Room

A versatile room which could be used as a cinema room, family room or play room with wood effect laminate flooring, a central heating radiator and spotlights to the ceiling. There is open access to the continued cinema/play room two and en-suite shower room.

Family / Cinema Room Two

With decorative wall lights, spotlights, a central heating radiator and laminate flooring.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is tiled flooring, a heated towel rail, downlights to the ceiling and sani flow.

First Floor Landing

With a side facing window and access to the second floor.

Bedroom One

With a rear facing double glazed window and a central heating radiator.

Bedroom Two

With a rear facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Four

With a front facing double glazed window, coving to the ceiling and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin, Jacuzzi style bath and walk-in shower cubicle. There is a front facing obscure double glazed window, vinyl flooring, a heated towel rail and downlights to the ceiling.

Second Floor Landing

With a central heating radiator, eave storage and a skylight window.

Bedroom Three

With a rear facing double glazed window, a central heating radiator and spotlights to the ceiling.

Bathroom

Fitted with a low flush WC, wash hand basin, a bath and walk-in shower cubicle. There is a rear facing obscure double glazed window, vinyl flooring, a central heating radiator and pendant light.

Outside

To the front of the property there are elevated views with a lawned garden with mature shrubs and trees. To the rear of the property there is a stunning generous garden with a variety of mature shrubs, plants and fruit trees. There is an extensive elevated patio with outside tap. There are steps down to a lawned garden with flowers to the borders. A pathway leads to the bottom of the garden where there is a secure block paved driveway, car port and garage providing off road parking for multiple vehicles. Double gates provide access to the rear service lane.

Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Cantley Lane, Cantley Doncaster

- ELEVATED VIEWS
- SECRET BASEMENT CINEMA/PLAY ROOM
- EN-SUITE SHOWER ROOM
- BAY FRONTED LOUNGE AND DINING ROOM
- FOURTH FLOOR PRIMARY BEDROOM WITH OWN BATHROOM

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125787 - 0004

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