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Lindley Road

Finningley, Doncaster, DN9 3DG

Offers In The Region Of £495,000

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Council Tax: E





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DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner, utility, cloakroom and integral garage to the ground floor whilst the first floor has four bedrooms, maser with en suite and family bathroom. Outside is off street parking for several vehicles to the front, whilst the rear enclosed garden has an outside bar and seating area. The property also benefits from gas central heating and double glazing.
Finningley is a village lying on the A614 between Bawtry and Thorne and is six miles south east of the city of Doncaster. The village has amenities including doctors surgery, post office, shops, church, primary school and public house and is well located for access to the motorway network and the east coast mainline via the city of Doncaster

ACCOMMODATION

A white uPVC door with glass panel provides entry to:

ENTRANCE HALLWAY

13'7" x 15'5" to its maximum dimension (4.15m x 4.71m to its maximum dimension)
Providing access in turn to the lounge, kitchen diner and cloakroom, stairs rising to the first floor accommodation with understairs storage, access to integral garage and tiled flooring.

LOUNGE

25'10" x 13'6" (7.89m x 4.13m)
Double doors from the entrance hallway lead into the lounge which has a feature fireplace with surround and inset log burner on hearth, TV and telephone points, wood panel flooring, window to the front elevation, two radiators and double doors leading to the rear garden.

KITCHEN DINER

15'6" x 18'9" (4.74m x 5.74m)
Fitted kitchen comprising wall and base units, complementary worktops, built in oven and four ring gas hob with extractor fan over, wood panel flooring, window to the side elevation and double doors to the rear garden, further door leading into utility and white uPVC door with glass panel to side exit.

UTILITY

6'5" x 8'2" (1.98m x 2.50m)
Worktop with space under for washing machine, dryer and fridge, stainless steel sink with mixer tap, window to the side elevation.

DOWNSTAIRS CLOAKROOM

Matching white suite comprising low level flush wc, pedestal sink with mixer tap, tiled flooring, obscure window to the side elevation and radiator.

FIRST FLOOR LANDING

23'10" x 15'4" to its maximum dimension (7.28m x 4.69m to its maximum dimension)
Providing access to bedrooms and family bathroom, cupboard housing water tank, smoke alarm to ceiling with Velux window and radiator.

MASTER BEDROOM

11'8" x 12'6" (3.56m x 3.83m)
Built in wardrobes, window to the front elevation and radiator. Door into:

EN SUITE

7'6" x 4'10" (2.29m x 1.49m)
Tiled throughout with corner shower, matching white suite comprising pedestal sink with mixer tap, low level flush wc, Velux window, extractor fan, and radiator.

BEDROOM TWO
8'7" x 16'3" (2.63m x 4.97m)
Two Velux windows and two radiators.

BEDROOM THREE
16'3" x 8'6" (4.97m x 2.61m)
Two Velux windows to the rear elevation, two radiators.

BEDROOM FOUR
12'11" x 10'5" (3.94m x 3.20m)
Velux window to the rear elevation and radiator.

FAMILY BATHROOM
7'1" x 8'11" (2.17m x 2.73m)
Part tiled with matching white suite comprising panel bath with rainfall shower head and hand held unit, pedestal sink with mixer tap, low level flush wc, shaving socket, towel holder, extractor fan, obscure window to the side elevation and radiator.

INTEGRAL GARAGE
15'4" x 16'8" (4.68m x 5.10m)
Currently split into two providing storage area, separate worktops and spaces for fridges with electric door to the front.

EXTERNALLY
The front garden is laid to block paving allowing off street parking for several vehicles accessed via a gated entrance along with a raised brick bed with mature shrubs.
The private rear garden is accessed via a side gate and is laid to lawn with block paving and stone chip area, along with mature beds and trees. There is a decking area, outside sockets, plus a wooden bar with hatches measuring 3.07m x 3.06m

TENURE - Freehold

COUNCIL TAX
Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'E'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT









Road Map



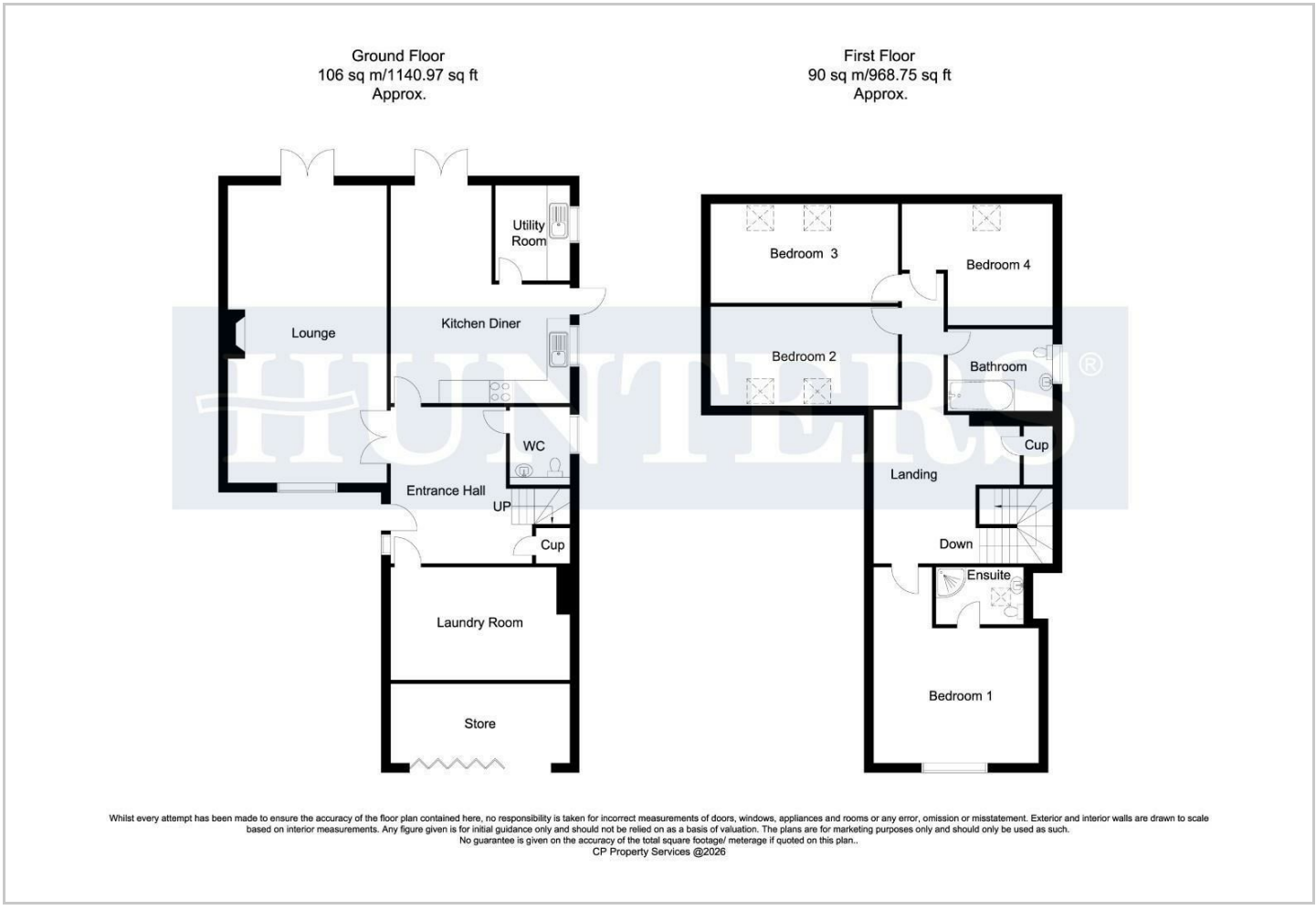
Hybrid Map



Terrain Map



Floor Plan

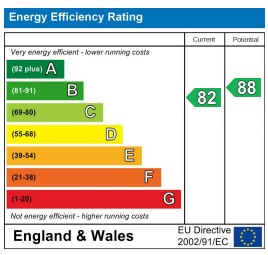


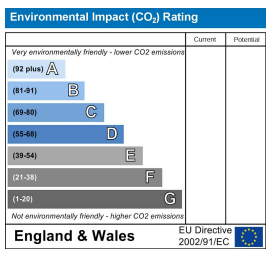
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026

Viewing

Please contact our Hunters Bawtry Office
on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.
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