

# HUNTERS®

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## The Green

Flinningley, Doncaster, DN9 3BT

£425,000

4 1 2 D

Council Tax: E



# Caster Bridge The Green

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## DESCRIPTION

Briefly the property comprises entrance hallway, lounge, kitchen diner, utility, conservatory and four bedrooms to the ground floor and a large attic room to the first floor. Outside are wrap around gardens and driveway leading to the integral double garage. The property also benefits from oil fuelled floor vented heating and multiple 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

The property is accessed from the front via a uPVC door with two glass panels leading into the entrance porch (2.58m x 0.79m) with feature stone wall, tiled flooring and further wooden door and glass panels leading into:

### L SHAPED ENTRANCE HALL

23'4" x 26'8" to its maximum dimensions (7.13m x 8.15m to its maximum dimensions)

Providing access to the lounge, dining room, kitchen diner, four bedrooms and shower room, stairs rising to attic room, cupboard with wine rack and shelf, telephone point and wall lights.

### LOUNGE

17'6" x 17'7" (5.35m x 5.37m)

Tiled feature fireplace with inset gas fire, hatch to kitchen diner, bay window to the front elevation.

### KITCHEN DINER

14'0" x 16'11" (4.27m x 5.16m)

Wall and base units in blue and white with

complementary worktops, Aga (included in sale), stainless steel sink, hatch to dining room, cupboard housing water tank and shelving, tiled flooring, window to the side elevation, smoke alarm to ceiling, door leading into:

### UTILITY ROOM

14'10" x 10'9" (4.53m x 3.30m)

Two base cupboards with worktops, stainless steel sink, space and plumbing for washing machine, vinyl flooring, window into kitchen diner, uPVC door with glass panel opening to the side elevation, window to the side elevation and doors into the integral garage, WC and boiler room.

### BOILER ROOM

4'7" x 8'11" (1.40m x 2.74m)

Coat hanger, electric smart meter, boiler, door opening to:

### CONSERVATORY

9'6" x 9'10" (2.91m x 3.01m)

Wall lights, double doors to the side elevation opening to the garden.

### WC

3'10" x 4'7" (1.18m x 1.41m)

Tiled throughout, low level flush wc, wall sink and window to the side elevation.

### INTEGRAL GARAGE

18'0" x 18'9" (5.49m x 5.74m)

Power and lighting, two roller doors to one side and two windows to the other, elevated oil tank in housing.

### SHOWER ROOM

7'11" x 6'11" (2.43m x 2.12m)

Tiled throughout with shower unit and Mira electric shower, pedestal sink with adjustable mirror over, heated towel rail and further towel rail, wall heater,

vanity unit, shaving mirror, wall cupboard, two windows to the rear elevation.

#### WC

4'0" x 6'11" (1.23m x 2.11m)

Tiled throughout with low level flush wc, pedestal sink, towel radiator and window to the front elevation.

#### BEDROOM ONE

16'0" x 17'6" (4.88m x 5.34m)

Feature tiled fireplace with open fire, wall lights, bay window to the front and window to the side elevation, coving to ceiling, This could also be a dining room if required and is shown as such on the floorplan.

#### BEDROOM TWO

13'4" x 14'0" (4.07m x 4.27m)

Built in wardrobe and cupboard, coving to ceiling, window to the front elevation, electric wall radiator.

#### BEDROOM THREE

15'7" x 12'7" (4.75m x 3.84m)

Built in wardrobe with vanity section with mirror and light, windows to the front and side elevations.

#### BEDROOM FOUR

12'0" x 10'11" (3.66m x 3.34m)

Built in cupboard and wardrobe, coving to ceiling and window to the rear elevation.

#### ATTIC ROOM

32'3" x 18'1" (9.85m x 5.52m)

Corner curtain area, two electric wall heaters, windows to the rear elevation and door into eaves storage.

#### EXTERNALLY

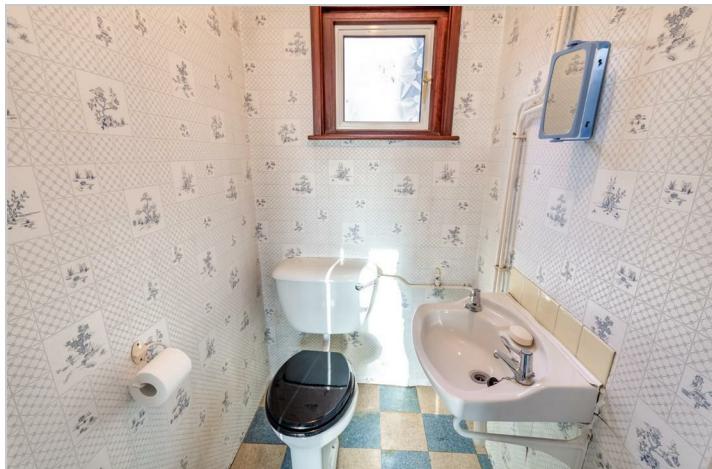
With wrap around garden laid mainly to lawn with mature shrubs, orchard, fencing, driveway leading to the double garage providing off street parking for several vehicles. outside tap, wooden tool shed, and two compost bins,

#### COUNCIL TAX

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

#### TENURE -Freehold

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



## Road Map



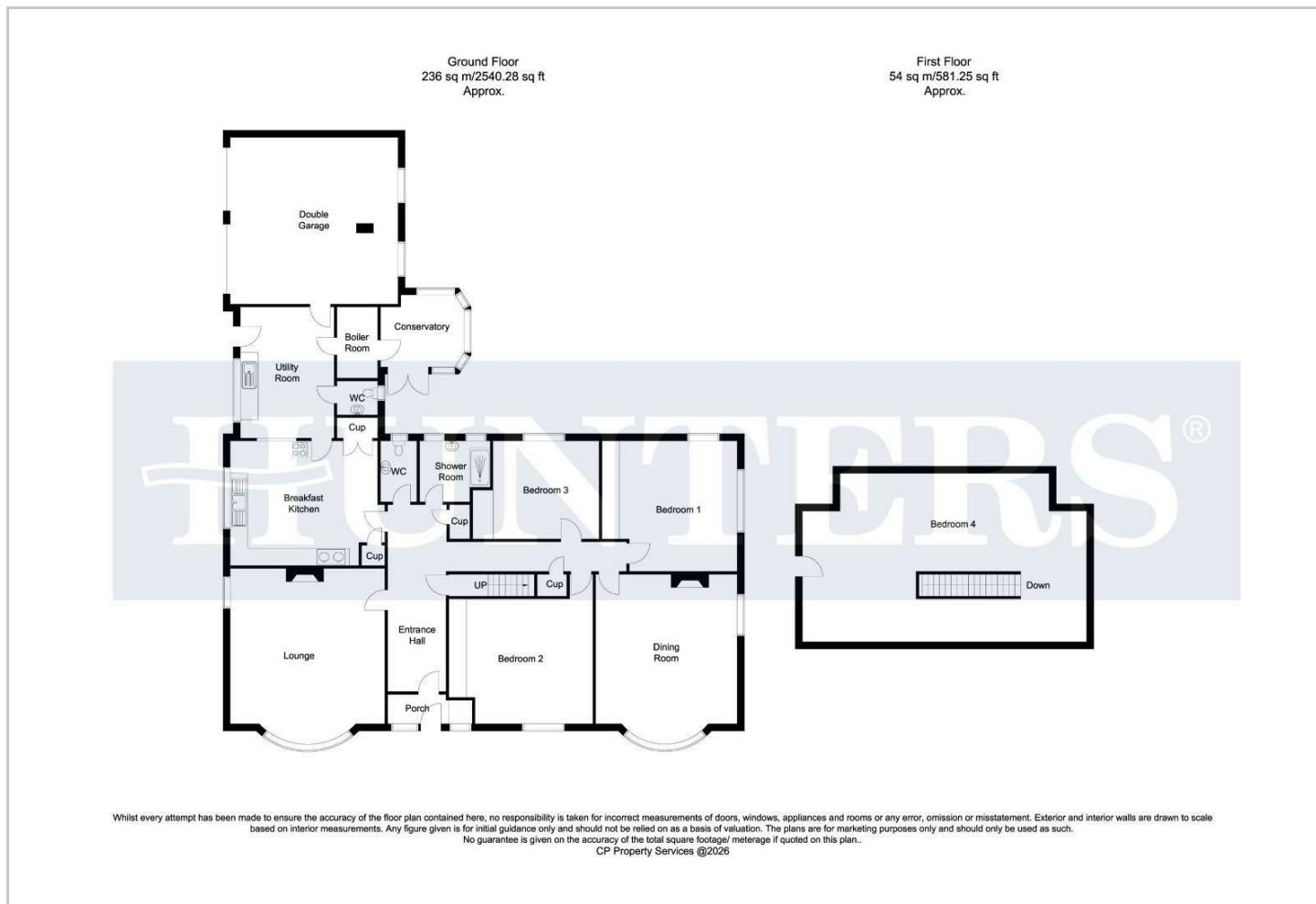
## Hybrid Map



## Terrain Map



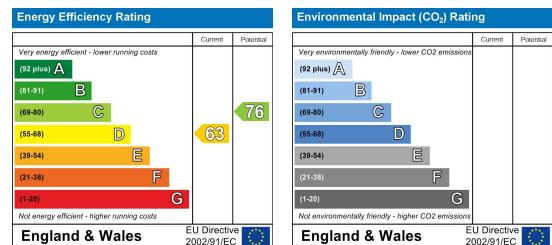
## Floor Plan



## 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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters 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 Hunters estate agents.