

# HUNTERS<sup>®</sup>

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## Kirton Lane

Thorne, DN8 5RG

£350,000



Council Tax: D



# 105A Kirton Lane

Thorne, DN8 5RG

£350,000



## DESCRIPTION

Briefly the property comprises porched entrance, entrance hallway, lounge, dining room, kitchen, three bedrooms, study/dressing room and cloakroom. Whilst outside is gated access to the front leading to the driveway facilitating off street parking for several vehicles, seating area and double garage. Whilst to the rear is a private garden with summer house and outbuildings. The property also benefits from gas central heating and double glazing.

Thorne is a market town with many amenities including a primary and secondary school, shops, restaurants, pubs, medical centre and parks and is ideally placed for commuting being only a short drive from the M18 motorway and having two stations.

## ACCOMMODATION

Double doors to the front lead to the entrance porch measuring 1.49m x 1.12m with further wood effect composite door with ornate glass panels leading into:

## ENTRANCE HALLWAY

15'3" and 24'10" to its maximum dimensions (4.65m and 7.59m to its maximum dimensions)

Which in turn provides access to the lounge, dining room, kitchen, bedrooms, study, bathroom and cloakroom, loft access.

## LOUNGE

18'2" x 11'7" (5.54m x 3.55m)

Feature fireplace with flame effect fire and surround, TV point, windows to the front and side elevations, two radiators.

## DINING ROOM

8'1" x 11'6" (2.47m x 3.53m)

Sliding door to the side elevation with window and radiator.

## KITCHEN

11'3" x 8'5" (3.45m x 2.57m)

Fitted kitchen with wall and base units with complementary worktops, built in oven and grill, four ring induction hob with extractor fan over, spaces for washing machine and fridge freezer, window and double glazed door with glass panel to the side elevation.

## CLOAKROOM WC

4'9" x 5'2" (1.47m x 1.58m)

Low level flush wc, shelving and window to the rear elevation.

## BEDROOM ONE

13'9" x 8'8" (4.21m x 2.65m)

Currently used as an Office.

Shelving, window to the front elevation and radiator.

Door leading into:

## DRESSING ROOM

9'3" x 5'3" (2.83m x 1.61m)

Shelving and window looking into the Entrance Porch.

## BEDROOM TWO

10'11" x 11'2" (3.34m x 3.42m)

Window to the rear elevation and radiator.

## BEDROOM THREE

7'5" x 9'1" (2.27m x 2.78m)

Window to the rear elevation and radiator

## BATHROOM

7'5" mx 5'9" (2.28 mx 1.76m)

Tiled throughout with matching white suite comprising panel bath with overhead shower and hand held unit attachment to taps, low level flush wc, wash hand basin with cupboard under, two vanity units, chrome radiator, towel ring holder, spotlights to ceiling, extractor fan, window to the side elevation.

## EXTERNALLY

The front enclosed garden is fronted by a stone chip area and framed by a boundary hedge with wrought iron gates leading to the drive and double garage along with a seating area with astroturf and mature beds. A side timber gate provides access to the rear garden which is fully fenced with paving, patio areas, astroturf and external lighting. There are two greenhouses a summer house and two wooden sheds.

## DOUBLE GARAGE

16'11" x 16'7" (5.17m x 5.06m)

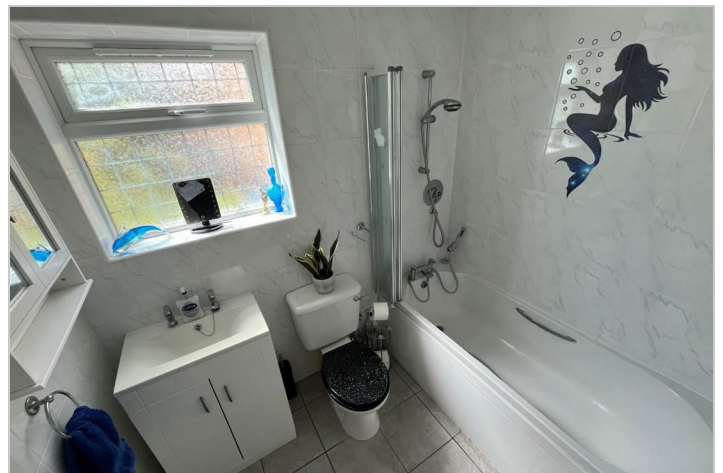
Two up and over doors, power and lighting, loft storage, wall mounted Baxi boiler and personal door to the rear with window.

## TENURE - Freehold

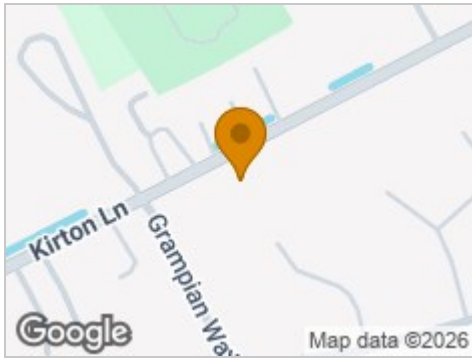
## COUNCIL TAX

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

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



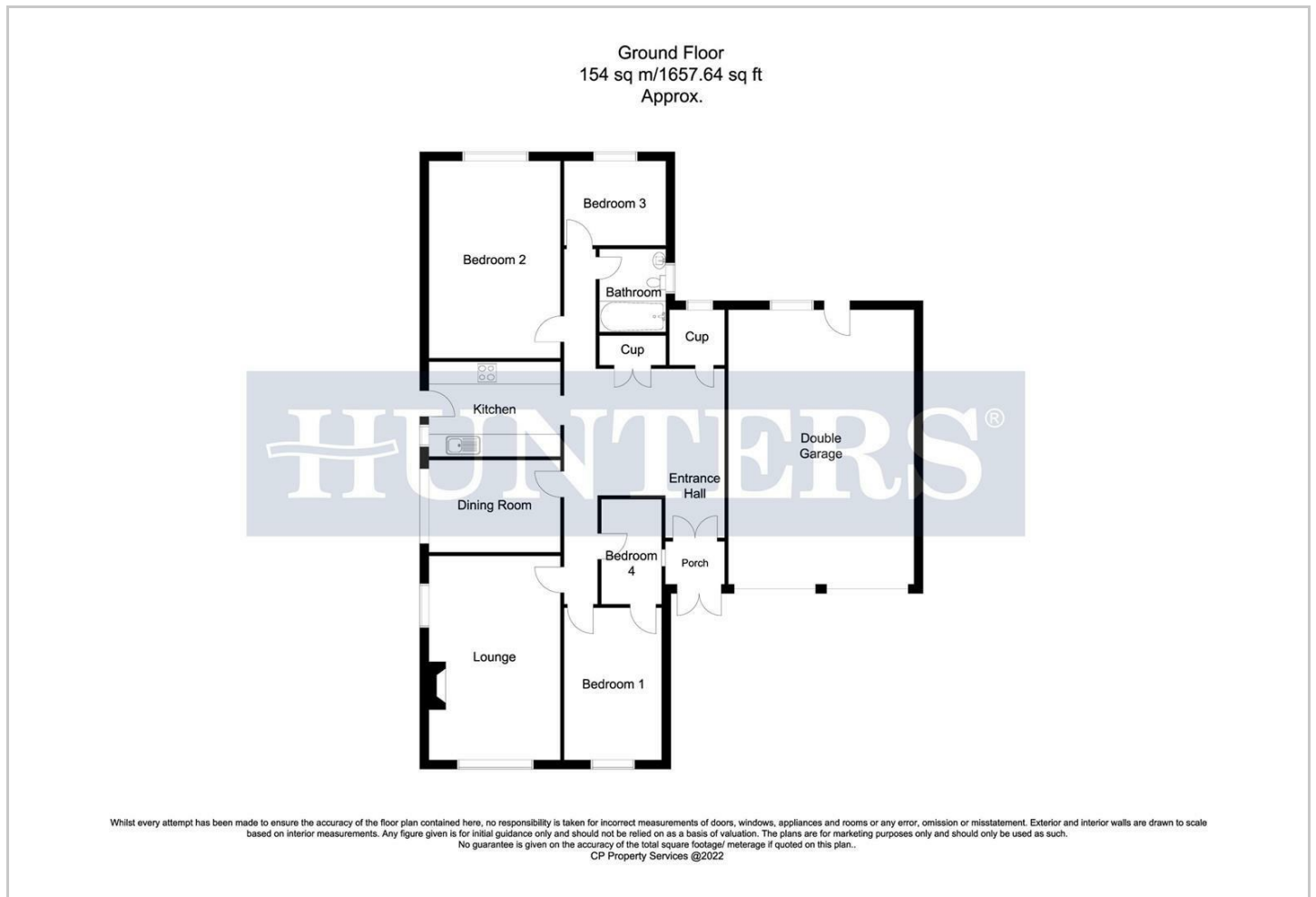
## Hybrid Map



## Terrain Map



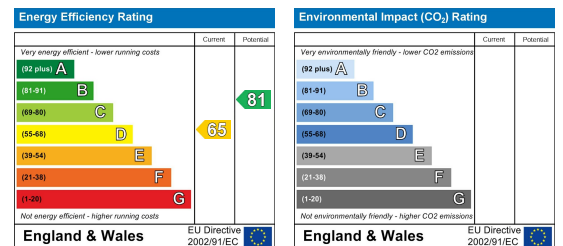
## Floor Plan



## 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.