



## Cantley Lane, Doncaster, DN4 6ND

Guide Price £1,200,000



Hidden away and of potential interest to developers this 4 bedroom detached family home stands on a level site of approximately 1 acre in one of Doncaster's most desirable residential suburban areas. Accessed via a private drive the main residence has been upgraded to a high standard by the present owners to provide a spacious family home. Externally the site extends to an acre with potential to create lavish landscaped gardens and restore the covered leisure and swimming pool complex, alternatively, and subject to the relevant planning consents, the chance to create a small development of bespoke executive homes.

The property is situated close to Doncaster Race Course on a tree lined suburban road with excellent and comprehensive amenities easily accessible in Doncaster Town Centre and also at Lakeside which in turn offers excellent leisure facilities. For those discerning purchasers who need to commute Doncaster provides an ideal base with excellent high speed rail links to London, Robin Hood Airport 15 minutes drive and junction 3 of the M18 close by

- Hidden Gem
- Executive 4 Bedroom Family Detached Home
- Leisure & Swimming Pool Complex( In need of attention)
- Premier Residential Location
- Possible Development Site(Subject to Planning Consent)
- Grounds Extending to 1 Acre
- Private Gated Access
- EPC: C/5.8 Tonnes CO2

