



**MEADOW VIEW  
BELL BUTTS LANE AUCKLEY DN9 3JZ**

- A good sized, individual, Detached 4 Bedroom Bungalow with open views to the rear and being convenient for Doncaster town centre • Gas Central heating • PVCu Double glazing • En-suite Shower Room and Main Bathroom • Double Garage and Workshop •

## LOCATION

The property is located just off the B1396, in the centre of this popular and good quality residential village which is approximately 4 miles from Doncaster town centre.

There is adjoining open land to the south-west and south-east of the property.

Directly to the south-west of the property Bell Butts Lane takes the form of an agricultural type access lane.

## ACCOMMODATION

All measurements are approx. only

### Ground floor only

**ENTRANCE PORCH** with double PVCu door and side panels.

**ENTRANCE HALL** with 1 radiator and cupboard with radiator.

**CLOAKROOM** with w.c. and wash basin.

**LOUNGE** (about 6.7m x 4m) with fire surround and living flame gas fire, 1 radiator. Double glazed sliding patio doors leading to the rear garden. Double doors leading to:

**DINING ROOM** (about 4m x 3.66m) with 1 radiator and patio doors leading to:

**CONSERVATORY** (about 3.3m x 2.8m) with 1 radiator. Door to rear garden.

**KITCHEN** (about 4m x 3.35m) having a good range of base cupboard and drawer units, wall mounted cupboards, work surfaces, 1 ½ bowl single drainer sink unit and fridge/freezer. Built-in microwave, oven and 4 ring hob. Tiling to walls and 1 radiator.

**UTILITY ROOM** (about 3.95m x 1.8m) with single drainer sink unit, base cupboard and drawer units, work surfaces, wall mounted cupboards and 1 radiator. Plumbing for automatic washer and drier. Access to the garage.

**REAR PORCH** (about 2m x 1.5m) with 1 radiator and PVCu entrance door leading to the rear garden.

**BEDROOM ONE** (about 6.2m max. x 3.16m min – 4.92m max. excluding bow) having a good range of built-in furniture comprising, wardrobes and drawers etc. 1 radiator.

**EN-SUITE SHOWER ROOM** (about 2.8m x 1.8m) having shower cubicle, wash basin and w.c. 1 radiator.

**BEDROOM 2** (about 4m x 3.7m) having 1 radiator and range of built-in wardrobes and drawers.

**BEDROOM 3** (about 3.7m x 2.7m) having 1 radiator.

**BEDROOM 4** (about 3.24m x 2.41m) with 1 radiator.

**BATHROOM** (about 2.7m x 2.4m) having 1 radiator, panelled bath with shower over and screen, wash basin and w.c.

## OUTSIDE

The property has an extensive paved area to the front offering parking for several vehicles. Border beds with a variety of bushes etc.

There is also possible parking for car/caravan etc., to the side of the garage.

Attached **DOUBLE GARAGE** (about 5.7m x 4.5m internal) with power connected and up and over door.

Attached rear **WORKSHOP** (about 4.5m x 4m).

Rear lawned garden.

## SERVICES

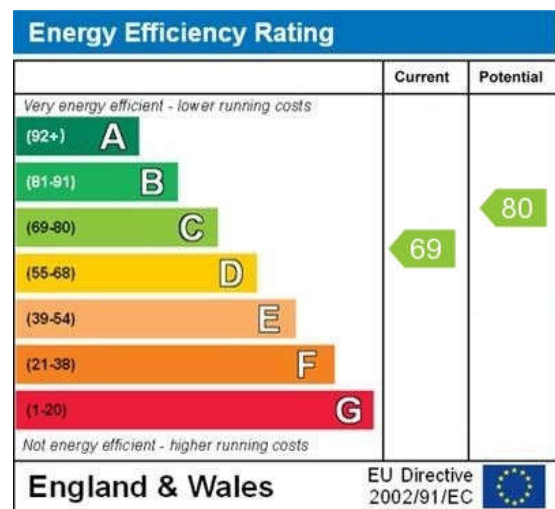
Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

## VIEWING

Strictly through Grice and Hunter – Doncaster office. Tel. 01302 360141.

## COUNCIL TAX

Band G.



WWW.EPC4U.COM



**Ground Floor**  
Approx. 210.5 sq. metres (2266.2 sq. feet)



Total area: approx. 210.5 sq. metres (2266.2 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**MEADOW VIEW, BELL BUTTS LANE**

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