

Details as provided by the vendor



10 Lings Lane, Hatfield

A CHARMING and EXTENDED 4 double bedroom detached cottage situated in a lovely position on Lings Lane with OPEN field views to the rear. This IMPRESSIVE property offers versatile living accommodation with GENEROUSLY proportioned rooms and benefits from LARGE farm house breakfast kitchen, two sitting rooms, dining/summer room, study, utility room, ground floor shower room, 4 DOUBLE bedrooms and LANDSCAPED gardens with a DETACHED double garage and plenty of off road parking.

Asking Price Of £325,000

Viewing

An extremely well presented and extended four double bedroom detached cottage offering superb living accommodation, set within Lings Lane, in the sought after semi rural village of Hatfield.

This stunning family home offers generous and versatile living space and is presented to a very high standard throughout and sits on a sizeable plot with landscaped gardens, off road parking, double garage, and open field views.

Sitting on the fringe of Hatfield, this beautiful cottage benefits from a large farmhouse style breakfast kitchen, two sitting rooms (one with multi-fuel stove), summer room, study with traditional wood panelling, utility room, ground floor shower cloakroom, spacious landing with wonderful views, four double bedrooms, and an attractive family bathroom.

We strongly urge early viewings of this impressive property, which briefly comprises of: entrance hall, lounge, summer room, breakfast kitchen, sitting room, study, rear entrance hall, shower cloakroom, utility room; first floor landing, four double bedrooms, and family bathroom.

The property resides within Lings Lane in a superb position behind a stone built wall with wrought iron gates and railings, having access to a large block paved driveway. There is a lawned garden to the front wrapping around to the side with borders full of established trees and shrubs. To the rear there is a large and extremely private rear garden with shaped lawn, and well stocked borders, with a paved patio seating area and open field views. This rear garden will enjoy most of the days sunshine 'perfect for entertaining and family time'.

VIEWING RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

The sought after residential village of Hatfield lies approximately 7 miles north-east of Doncaster town centre, and benefits from a variety of local shops, schools, popular village pubs and amenities. Hatfield is also just a short drive away from access junctions to the M18 and M180, opening up many other regional areas within comfortable commuting distance.

The property itself is situated on the fringe of the village, on a pleasant country lane in a semi rural/residential position, with frequent bus links to Doncaster town centre.

Driving from Doncaster town centre along Thorne Road, follow the signs for the A18, driving through Edenthorpe and Dunsville, continuing along the A18 into Hatfield. Lings Lane is the first road on the right hand side immediately after 'The Chase' public house and restaurant. On Lings Lane, continue for approximately a quarter of a mile and this beautiful property is situated on the right hand side.

ACCOMMODATION

An attractive white upvc door with double glazed obscure panels leads to the entrance hall.

ENTRANCE HALL

Having upvc double glazed windows to either side of the open plan porch. Stairs rise to the first floor, inner doors lead to the lounge and study, with a radiator, and a wall mounted thermostat control box.

LOUNGE

18' 0" x 12' 4" (5.49m x 3.76m) A wonderful room with a front facing upvc double glazed window, having a feature multi fuel burning stove with marble hearth and Oak style surround. There are various power sockets, t.v. aerial point, radiator, feature arch window looking into the kitchen, and an open plan archway to the dining/summer room.



DINING/SUMMER ROOM

A lovely room open plan to the lounge with upvc double glazed French doors offering rear garden views. Inner doors lead to the kitchen and rear entrance hall, with various power sockets and a radiator with thermostat control.



BREAKFAST KITCHEN

16' 1" x 13' 0" (4.9m x 3.96m) A large traditional style farmhouse kitchen with an assortment of Oak style wall and base units with display cupboards, contrasting roll top work surfaces, and attractive splash back wall tiles. One and a half bowl stainless steel sink and drainer, with chrome mixer tap, stainless steel free standing double stove cooker with matching extractor fan hood, space and provisions for a dishwasher and fridge freezer. Dual aspect upvc double glazed windows, upvc double glazed stable type doors lead to the rear garden, and an inner door leads to the front sitting room. There is a space for a large dining table and slate type tiles complement the floor.



BREAKFAST KITCHEN



SITTING ROOM

12' 11" x 11' 3" (3.94m x 3.43m) A great place for unwinding, with dual aspect upvc double glazed windows, various power sockets, t.v. aerial point, radiator with thermostat control, picture rail and coving complements the ceiling.



STUDY

14' 0" x 8' 5" (4.27m x 2.57m) A dual aspect room with two upvc double glazed windows, traditional wood panelling and shelving with matching desk. Various power sockets, radiator with thermostat control, and a door leads to the rear hallway.



REAR HALLWAY

Having a rear facing upvc door with double glazed panels, built in storage cupboard, ceramic tiled floor and doors lead to the shower room, utility room, and lounge.

SHOWER CLOAKROOM

A ground floor 3 piece shower room, incorporating a large shower with sliding door, hand wash basin with pedestal and chrome mixer tap, low flush w.c., gloss white heated towel rail, extractor fan and ceramic floor tiles.

UTILITY ROOM

8' 11" x 7' 8" (2.72m x 2.34m) (Maximum measurements)

Having space and provisions for a washing machine and dryer. Side facing double glazed window, radiator and ceramic floor tiles.

FIRST FLOOR LANDING

A great usable space with two upvc double glazed windows providing stunning views over the rear garden and beyond. Doors lead to all four bedrooms and family bathroom. There is a power socket, two radiators and loft access to the ceiling.



MASTER BEDROOM

14' 8" x 10' 8" (4.47m x 3.25m) (To wardrobes)

A lovely sized front facing double bedroom benefiting from built in wardrobes offering a combination of hanging rails and storage shelves. Upvc double glazed window, various power sockets, t.v. aerial socket, radiator with thermostat control and plenty of space for bedroom furniture.



BEDROOM 2

13' 0" x 12' 8" (3.96m x 3.86m) Having a upvc double glazed window framing a pleasant view over the rear garden. This double bedroom benefits from its own hand wash basin with vanity cupboard (perfect for guests), various power sockets, and a radiator with thermostat control.



BEDROOM 3

12' 5" x 11' 5" (3.78m x 3.48m) A generous sized double bedroom with a front facing upvc double glazed window, built in storage cupboard housing an annually serviced combi boiler, double power socket, and a radiator with thermostat control.



BEDROOM 4

11' 8" x 8' 6" (3.56m x 2.59m) A front facing double bedroom with a upvc double glazed window providing a pleasant outlook, with a built in cupboard offering storage space, various power sockets, and a radiator with thermostat control.



FAMILY BATHROOM

An attractively finished 3 piece bathroom incorporating a bath with shower over and screen, hand wash basin with pedestal and chrome mixer tap, and low flush w.c. There is a radiator, upvc double glazed obscure window, Oak effect laminate flooring, and attractive Travertine style mosaic wall tiles.



OUTSIDE

There is plenty to see in this fantastic outdoor space, with established landscaped gardens following all the way around this charming property.

Having various lawn areas with well stocked borders full of trees, fruit trees, shrubs and flowers. There is a patio seating area 'perfect for outdoor dining', with open farmland to the rear.

To the side of the property is a sizeable block paved driveway offering plenty of parking and access to the garage.



REAR GARDENS



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GARAGE

A superb detached double garage perfect for putting the cars to bed or simply for extra storage, with two steel up and over doors, side door and window. Having power and lighting, external lighting and a loft access provides further storage.



VIEW



FRONT 2



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DISCLAIMER

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We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

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Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

