



**Main Street, Graizelound Doncaster**

**welcome to**

**Main Street, Graizelound Doncaster**

GUIDE PRICE £480,000-£500,000. Situated in the sought after rural village of Graizelound is this spacious well-presented family home. The property benefits from multiple reception rooms, countryside views to the front, a stunning rear garden, off road parking and a garage.



### Entrance Hall

With a front facing sealed unit door, a central heating radiator, picture rail, wall light point and stairs which rise to the first floor landing.

### Sitting Room

With a front facing double glazed bay window, a central heating radiator, picture rail, cupboards and shelving to the recess and a feature fireplace.

### Dining Room

With a front facing double glazed bay window, a central heating radiator, picture rail, feature fireplace and two wall light points.

### Breakfast Room

With a side facing double glazed window, a central heating radiator, picture rail and two wall light points. Double doors give access to the lounge.

### Lounge

A spacious family lounge with rear and side facing double glazed French doors both with double glazed side panels which lead out to the rear garden. There is a dado rail, two central heating radiators, two wall light points, picture rail and a rustic brick feature fireplace with wooden mantle housing the electric coal effect fire which sits upon a tiled hearth.

### Kitchen

Fitted with wall and base units with coordinating work surfaces housing the double sink with mixer tap. The kitchen has an electric hob and focal breakfast bar which houses the electric oven and grill. There is a central heating radiator, picture rail, splashback tiling, quarry tiled flooring, a rear facing double glazed window and two velux windows. Access to the utility, WC and pantry.

### Pantry

With a side facing double glazed window, quarry tiled flooring and space for a range of freestanding appliances.

### Utility Room

With a side facing double glazed window, a velux window and a rear facing door leading out to the rear garden. There is quarry tiled flooring, a central heating radiator, plumbing for a washing machine and a Belfast sink. Access to the ground floor WC.

### Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin, quarry tiled flooring and a side facing obscure double glazed window.

### First Floor Landing

With a front facing double glazed window, two central heating radiators, four wall light points, a useful storage cupboard, coving to the ceiling and access to the loft.

### Bedroom One

With rear and side facing double glazed windows, a central heating radiator and picture rail.

### Bedroom Two

With a front facing double glazed window, a central heating radiator, picture rail and built-in wardrobes.

### Bedroom Three

With a front facing double glazed window, a central heating radiator, picture rail and built-in wardrobes.

### Bedroom Four

With a side facing double glazed window, a central heating radiator, picture rail and loft hatch.

### Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a corner shower cubicle with shower. There is tiling to the walls and floor, a heated towel rail, downlights to the ceiling, useful storage cupboards and a rear facing double glazed window.

### Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a freestanding bath with mixer tap and a corner shower cubicle with

shower. There is a heated towel rail, tiling to the walls and floor, underfloor heating, downlights to the ceiling, two wall light points and a side facing obscure double glazed window.

### Outside

To the front of the property there is a low maintenance garden with a driveway to the side providing off road parking which leads to the double garage. To the rear of the property there is a delightful generous privately enclosed lawned garden with paved patio, various shrubs and plants, pergola, green house, garden shed and summer house.

### Double Garage

With an up and over door, light and power.

### Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

### Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Main Street, Graizelound Doncaster

- GUIDE PRICE £480,000-£500,000
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- FABULOUS PRIVATE REAR GARDEN
- MULTIPLE RECEPTION ROOM SIZES
- FOUR DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

guide price

**£480,000-£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR119348 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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