



**43 Inglebrough Drive, DN5 7AA**  
**£199,950 Offers In Region Of**  
**Tenure Freehold**

- Beautifully presented
- Conservatory
- Off Road Parking
- Beautiful Private Enclosed Garden
- Desirable Location of Sprotbrough
- No Chain

This beautifully presented property boasts a prestigious location and would make an enviable family home. From your first step into the entrance hall to your last walk around the landscaped garden the property continues to impress. Modern, contemporary and stylish the ground floor comprises a spacious lounge with gorgeous porcelain tiled floor and panelled walls for that ultra modern feel. The open plan kitchen diner would comfortably accommodate all family gatherings and has a well presented fitted kitchen with plenty of storage. There is the ideal addition of a conservatory to the rear of the property creating additional space for relaxation or childrens play room. From the conservatory you overlook the private garden with large patio area and storage shed. Ascend upstairs and there are three good sized bedrooms superbly presented with neutral tones and stylish touches. The bathroom is bright and crisp with full tiling and over bath shower. If that wasn't enough the location is abundantly convenient and close to lovely rural attractions such as Cusworth Hall and Museum. Everyday essentials are a stonethrow away and the schools have a long reputation for excellence. Don't hesitate to seize this opportunity of a lifetime, call Welcome Homes to arrange a viewing



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	87
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC