



11 Ingle Grove, DN5 7AE
£230,000 Offers In Region Of
Tenure Freehold

- Three Bedrooms
- Open Plan Kitchen / Dining Area
- Conservatory
- Downstairs shower room
- Immaculate Family Home
- Modern Family Bathroom
- Situated in a quiet cul-de-sac

Beautifully Extended Semi-Detached Family Home in the Heart of Sprotbrough

This beautifully presented and extended semi-detached family home is ideally positioned within a quiet cul-de-sac in the highly desirable village of Sprotbrough. Offering spacious and modern living throughout, the property presents an excellent opportunity for first-time buyers and growing families looking to settle in a sought-after village location.

The property features a superb open-plan lounge, kitchen, dining and conservatory area, creating a bright and sociable space ideal for modern family living and entertaining. The lounge boasts a charming bay window, a characterful brick fireplace and a cosy wood burner, adding warmth and charm to the home. The kitchen is complemented by a stylish breakfast bar, perfect for casual dining and everyday living.

A striking glass staircase provides a contemporary focal point and enhances the stylish feel of the property.

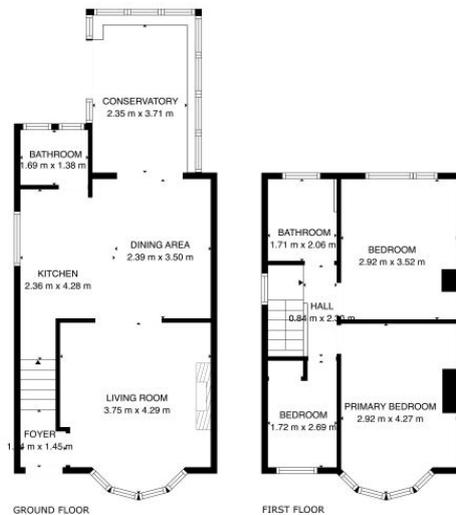
The ground floor also benefits from a convenient WC/shower room, while the first floor offers a modern family bathroom with a shower over the bath.

Upstairs, the home comprises two generously sized double bedrooms and one single bedroom, with the principal bedroom also enjoying an attractive bay window.

Outside, the property boasts a good-sized garden, perfect for relaxing, entertaining and family activities.

The location is one of the property's standout features. Sprotbrough is a highly sought-after village known for its picturesque surroundings and strong community feel. Residents can enjoy beautiful countryside walks along the nearby Sprotbrough Falls and the scenic River Don, offering peaceful routes ideal for walking, cycling and enjoying nature. The area is also home to traditional village pubs including the popular The Boat Inn, perfect for relaxing after a countryside walk.

With excellent local amenities, well-regarded schools and convenient access to Doncaster, this is a fantastic opportunity to acquire a stylish and spacious home in one of the area's most desirable villages.



TOTAL: 83 m²
 GROUND FLOOR: 48 m², FIRST FLOOR: 35 m²
 EXCLUDED AREAS: WALLS: 8 m²

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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