



10 Thorpe Lane, DN5 7QP

**£495,000 Offers In Region Of
Tenure Freehold**

- **4 BEDROOM
DETACHED FAMILY
HOME**
- **CORNER PLOT**
- **HIGHLY DESIRABLE
LOCATION**

- **SPROTBROUGH
VILLAGE**
- **BRIGHT AND
SPACIOUS
CONSERVATORY**
- **GROUND FLOOR WC**

An Individual Family Residence in the Heart of Sprotbrough Village
Thorpe Lane, Sprotbrough

Occupying a generous corner plot on prestigious Thorpe Lane, this distinctive four-bedroom detached residence enjoys an enviable position in the heart of Sprotbrough Village, one of Doncaster’s most sought-after addresses.

Offering approximately 132 sq. m of well-proportioned accommodation, the property combines generous family living with a wealth of desirable features, including a double garage, conservatory, ground-floor WC, first-floor balcony and gardens extending around the property.

The home has an immediate sense of presence. Its individual design, established frontage and prominent corner position set it apart, while the generous driveway provides ample off-road parking and access to the integral double garage. Stepping inside, a welcoming entrance foyer introduces a home designed around comfortable, sociable family living. The principal living room is beautifully proportioned and filled with natural light, with a feature fireplace providing an elegant focal point. French doors open directly onto the garden, allowing the room to connect effortlessly with the outside space during the warmer months.

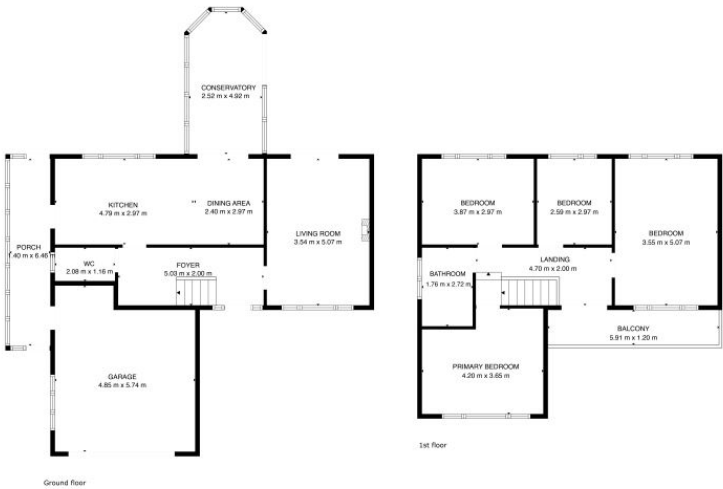
At the heart of the property is the spacious kitchen and dining area. Traditionally styled cabinetry is complemented by generous work surfaces and a substantial range-style cooker, creating a warm and timeless feel. There is excellent space for dining, making this a natural gathering point for family and friends.

Flowing from the kitchen is the conservatory, a wonderfully light-filled addition overlooking the garden. With glazing on three sides and direct access outside, it provides an inviting place to enjoy morning coffee, read or simply relax while taking in the surroundings.

A ground-floor WC adds further practicality, while internal access to the double garage completes the ground-floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms, providing excellent flexibility for a growing family, visiting guests or those working from home.

The principal bedroom is particularly generous, while another of the bedrooms benefits from access to a private balcony –



TOTAL: 132 m2
Ground floor: 65 m2, 1st floor: 67 m2
EXCLUDED AREAS: GARAGE: 25 m2, PORCH: 9 m2, BALCONY: 7 m2, WALLS: 17 m2

Environmental Impact (CO ₂) Rating		
	Current	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		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	