



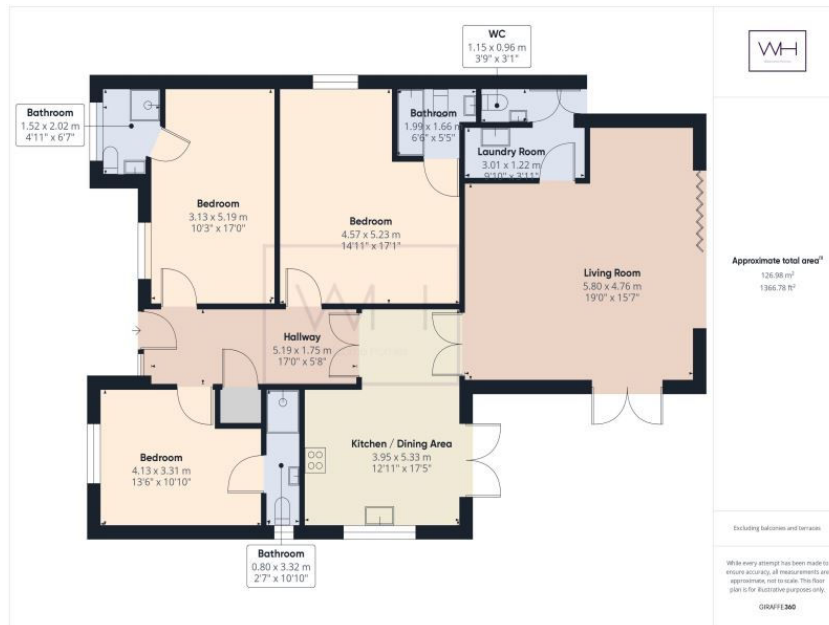
1 New Lane, DN5 7RR
£380,000 Offers In Region Of
Tenure Freehold

- Large Driveway for Several Cars
- Contemporary throughout
- No onward chain
- Three double bedrooms
- Short Walk to great family pub and eatery
- Sprotbrough Village
- Three en-suites!

This beautiful three bedroom detached bungalow is offered to the market with no onward chain and could not be better placed. With an impressive 126 square meters of living accommodation the bungalow is thoughtfully laid out to suit all types of buyer. There are three double bedrooms all with their own en suite bathroom as well as a separate WC off the utility room. The welcoming and bright entrance hall secures the feeling of space and style that runs throughout the property. The large contemporary kitchen is not only more than adequate it also has a dining area and French doors leading out to the patio. The lounge is of extremely generous proportions, perfect for entertaining or family time and the stand out feature of the bi-fold doors across the rear of the property lends itself to the obvious possibility of letting the outdoors in and hosting enviable summer BBQ's! Occupying a significant plot the property offers a block paved driveway large enough for several vehicles and the rear enclosed garden offers privacy and low maintenance upkeep.

The property is advantageously located in close proximity to a range of all the village modern amenities plus desirable attractions including the "Boat Inn", "Country Club", accessible "Transpennine Trail", and the picturesque "Sprotbrough Falls". This residence combines comfort, luxury, and convenience, offering a unique lifestyle for the discerning buyer. There is a nursery and excellent school within a stonethrow from the property as well as a lovely park.

Don't miss out on this unique and rare opportunity, call Welcome Homes to book a viewing



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	85
(69-80) C	75
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC