



**26 New Lane, DN5 7RR**  
**£500,000 Offers In Region Of**  
**Tenure Freehold**

- **Fantastic Renovation Potential**
- **Principal bedroom with private ensuite**
- **Five Bedrooms**
- **No Chain**
- **Corner Plot**
- **Perfect Family Home**
- **Solar Panels**
- **Attractive Gardens**
- **Sprotbrough Village**

A Rare Opportunity in the Heart of Sprotbrough Village – Five Bedrooms, Generous Corner Plot & Incredible Potential

Welcome Homes are delighted to bring to the market this substantial five-bedroom detached family home, occupying a fantastic corner plot in the heart of highly sought-after Sprotbrough Village.

This is one of those homes where it is all about space, location and potential. Offering approximately 173 sq m (1,862 sq ft) of accommodation, plus a large integral garage, the property has an incredibly generous footprint and gives its next owners a brilliant opportunity to create a truly special forever home.

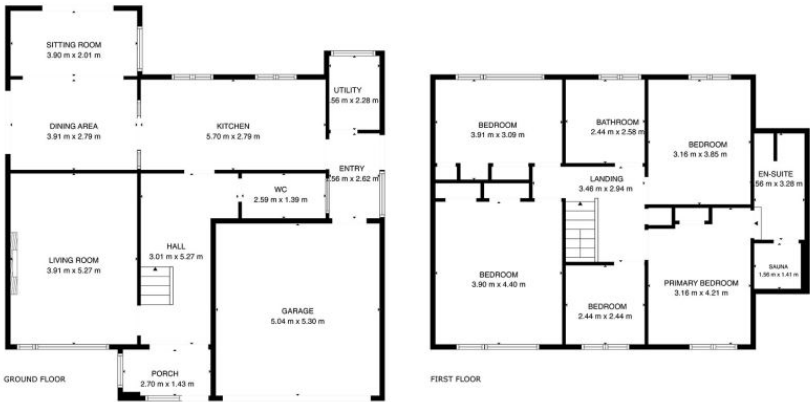
The house has clearly been a much-loved family home and, while a new owner may wish to update and modernise certain areas, the space and layout already here are fantastic. With large rooms, five bedrooms, multiple reception areas and a generous plot, there is so much to work with.

Step through the entrance porch and into the spacious hallway and you immediately get a feel for the size of the property.

The main living room is a lovely, bright space with a large window allowing natural light to pour in. A stone feature fireplace creates a real focal point and the proportions of the room give plenty of flexibility for large sofas and family living.

To the rear is where this home really starts to show its potential. A generous dining area flows through into an additional sitting room, with large glazed doors overlooking and opening onto the garden. It is a fantastic entertaining space as it stands, but equally offers exciting possibilities for anyone dreaming of creating a large contemporary kitchen, dining and family area, subject to any necessary consents.

The kitchen itself is a great size and provides another opportunity for the next owners to put their own stamp on the



TOTAL: 173 m2  
GROUND FLOOR: 86 m2, FIRST FLOOR: 87 m2  
EXCLUDED AREAS: GARAGE: 27 m2, WALLS: 15 m2  
FLOOR PLANS CREATED BY WELCOME HOMES. MEASUREMENTS OBTAINED VISUALLY. PLEASE NOTE: NOT GUARANTEED.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | 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 |                         |           |
| 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                                   |                         |           |
| (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 |           |