

Details as provided by the vendor



20 Pinfold Lane, Tickhill

An extremely well presented and substantially extended four bedroom semi detached property enjoying an attractive sort after location with enclosed rear gardens, garage and off road parking.

We strongly urge this impressive property to be viewed to fully appreciate what's being offered and briefly comprises of: Entrance hall, sitting room, dining room, kitchen, guest cloakroom, first floor landing, main bedroom with ensuite, three further double bedrooms, study and family bathroom.

Asking Price Of £285,000

Viewing
By appointment only

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This deceptively spacious family home boasts a large sitting room with multi fuel burning stove, a shaker style kitchen with access to a guest cloakroom, a formal dining room, generous sized bedrooms, ensuite and a four piece family bathroom.

The property occupies a wonderful position with a well presented driveway offering ample parking and access to the garage.

Gated access leads to a fully enclosed rear garden which will enjoy plenty of sunshine throughout the day, having neatly presented lawns with flowering borders, various seating areas ideal for entertaining and a garden room which has insulation, power and lighting.

ENTRANCE HALL



SITTING ROOM

20' 2" x 12' 6" (6.15m x 3.81m)



DINING ROOM

10' 3" x 10' 3" (3.12m x 3.12m)



KITCHEN

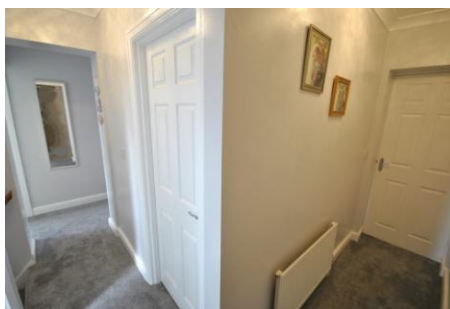
13' 9" x 10' 3" (4.19m x 3.12m)



CLOAKROOM

5' 1" x 4' 0" (1.55m x 1.22m)

FIRST FLOOR LANDING



MAIN BEDROOM

15' 1" x 10' 0" (4.6m x 3.05m)



ENSUITE

6' 6" x 5' 9" (1.98m x 1.75m)



BEDROOM 2

10' 0" x 9' 11" (3.05m x 3.02m)



BEDROOM 3

10' 11" x 10' 0" (3.33m x 3.05m)



BEDROOM 4

14' 2" x 10' 3" (4.32m x 3.12m)



STUDY

6' 10" x 5' 11" (2.08m x 1.8m)



BATHROOM

9' 7" x 5' 11" (2.92m x 1.8m)



GARAGE

16' 8" x 10' 3" (5.08m x 3.12m)

DATED - 15/03/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are

advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

