

## Green Lane, Doncaster, DN9

**£215,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

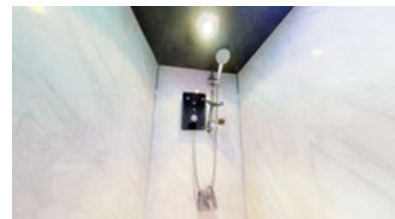
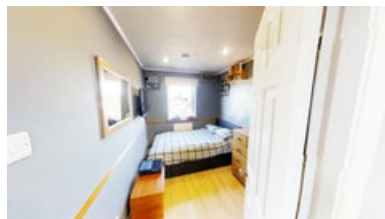
HouseSimple is pleased to present this property set in the desirable, quiet location of Green Lane, in the sought after village of Belton. This lovely 3 bedroom family home with annex, offers the perfect opportunity for someone wishing to work from home whilst raising a family. The property is nice!

## Key features:

- Rural
- Bath tub
- annex
- 3 bedrooms
- secure gardens
- modern kitchen
- office
- shower room
- new windows doors
- quiet location
- walking distance to school
- easy access to open fields
- large kitchen
- large living room
- new carpets
- MOTIVATED VENDOR
- RECENTLY REDUCED
- NO ONWARD CHAIN
- INTERNAL VIEWING HIGHLY RECOMMENDED

## Extra info:

- **Property Age:** 39 years
- **Council Tax:** Band C (£1590.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



**\*\* MOTIVATED VENDOR - RECENTLY REDUCED - NO ONWARD CHAIN - INTERNAL VIEWING HIGHLY RECOMMENDED \*\***

Please **copy & paste** the following link for a virtual 360 tour of the property  
- <https://my.matterport.com/show/?m=yhBCPDmwZYV>

HouseSimple is pleased to present this property set in the desirable, quiet location of Green Lane, in the sought after village of Belton.

This lovely 3 bedroom family home with annex, offers the perfect opportunity for someone wishing to work from home whilst raising a family. The property is nicely presented throughout and comprises, Spacious Living Room, Modern Dining Kitchen with views to the rear garden, 3 Bedrooms, family bathroom, Shower room, DS Toilet, Porch and separate Annex.

Side and rear garden and front Parking bay for 2 cars.

Easy access to the M180 motorway network for commuting to Doncaster, Scunthorpe, Leeds, and Sheffield.  
**VIEWING ESSENTIAL!**

## Floor plan:



GROSS INTERNAL AREA  
FLOOR 1: 50 m<sup>2</sup>, FLOOR 2: 45 m<sup>2</sup>  
TOTAL: 95 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POWERED BY  
**matterport**

## Energy Performance Certificate:

Energy Performance Certificate

**Millwood House, Green Lane, Belton, DONCASTER, DN9 1QD**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0269-2825-6579-9701-0861
<b>Date of assessment:</b> 05 March 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 05 March 2019	<b>Total floor area:</b> 94 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,000
Over 3 years you could save	£ 933

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 933 over 3 years                 </div>
Heating	£ 2,250 over 3 years	£ 1,608 over 3 years	
Hot Water	£ 510 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,000</b>	<b>£ 2,067</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td> <td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="6"></td> <td style="text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">61</td> <td style="text-align: center;">82</td> </tr> </table> </td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">61</td> <td style="text-align: center;">82</td> </tr> </table>	Current	Potential	61	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 84
2 Floor insulation (suspended floor)	£800 - £1,200	£ 210
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 522

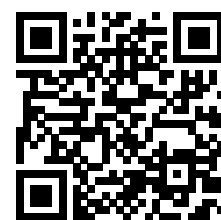
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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### MISREPRESENTATION ACT, 1967.

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