



Blacker Green Lane, Doncaster, DN5

£770,000

None

Tenure: Freehold, **Bedrooms:** 4

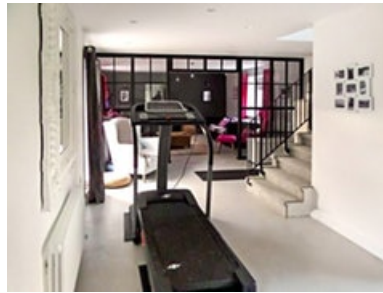
STUNNING DETACHED HOME WITH 7 ACRES OF LANE - EN-SUITE BATHROOM AND DRESSING ROOM - RURAL LOCATION

Key features:

- Stunning Family Home
- Set in 7 acres of land
- Rural location
- Executive home
- Master Bedroom with En- suite and dressing room
- Bedroom two with en-suite
- Close to A1 Link Motorway
- Viewings strongly Advised to appreciate this home

Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band E (£2062.72 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



STUNNING DETACHED HOME WITH 7 ACRES OF LANE - EN-SUITE BATHROOM AND DRESSING ROOM - RURAL LOCATION

Housesimple are excited about bringing this wonderful home to the market. The property is stunning and is to an excellent standard. The property comprising entrance Dining hall, lounge, modern fitted Dining/ kitchen, utility room and cloakroom on the ground floor with three bedrooms, the master with a dressing room and en-suite shower room, and a family bathroom on the first floor. This executive home is just stunning with wonderful views and 7 acres of land.

Accommodation

Ground floor

Entrance Hall / Dining Area

23"2" x 16"9 (7.05m x 5.11m) Max

Lounge

16"9 x 16"6 (5.11m x 5.03m)

Kitchen Diner

28"3 x 14"0 (8.61m x 4.27m)

Utility Room

11"3 x 8"1 (3.43m x 2.01m)

First floor

Rooms

Master Bedroom

19'6 x 15'0 (5.94m x 4.57m)

Dressing Room

9'2 x 7'0 (2.79m x 2.13m)

En-suite Shower Room

9'2 x 7'7 (2.79m x 2.36m)

Bedroom 2

17'9 x 16'9 (5.41m x 5.11m)

En-suite Shower Room

6'7 x 6'3 (2.01m x 1.91m)

Bedroom 3

11'7 x 7'0 (3.53m x 2.13m)

Bedroom 4

11'4 x 6'8 (2.45m x 2.03m)

Bathroom

10'0 x 6'8 (3.05m x 2.03m)

Study

8'4 x 7'2 (2.54m x 2.18m)

Outside

A large drive provides access and parking to the front of the property for several cars.

There is a large Workshop/Store, Double Garage and Kennel.

The lawns extend around the side and rear of the property.

Location

Orchard House enjoys a delightful rural position yet is within easy reach of excellent local facilities and amenities at Askern, Bentley and Adwick Le Street. The commuter will appreciate the ease of access to the A1 which links into the motorway network, and also the excellent main line rail link from Doncaster into Leeds. Commuting time by car to Leeds approximately 25 minutes.

Orchard house also benefits from many Bridleways in close proximity, ideal for equestrian enthusiasts.

Floor plan:



Ground Floor

Floor area 114.0 sq. m. (1,227 sq. ft.) approx



First Floor

Floor area 105.0 sq. m. (1,130 sq. ft.) approx



Outbuilding

Floor area 51.0 sq. m. (549 sq. ft.) approx

Total floor area 270.0 sq. m. (2,906 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

Orchard House, Blacker Green Lane, Bentley, DONCASTER, DN5 0LY

Dwelling type: Detached house	Reference number: 8193-6793-5929-3297-4053
Date of assessment: 11 October 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 October 2015	Total floor area: 213 m ²

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:	£ 10,764
Over 3 years you could save	£ 4,659

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 306 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 4,659 over 3 years </div>
Heating	£ 9,897 over 3 years	£ 5,235 over 3 years	
Hot Water	£ 561 over 3 years	£ 564 over 3 years	
Totals	£ 10,764	£ 6,105	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8BC34A; text-align: center;">(81-91) B</td> <td style="background-color: #FFEB3B; text-align: center;">(69-80) C</td> <td style="background-color: #FFC107; text-align: center;">(55-68) D</td> <td style="background-color: #FF9800; text-align: center;">(39-54) E</td> <td style="background-color: #FF5722; text-align: center;">(21-38) F</td> <td style="background-color: #C0392B; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 5px;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">29</td> <td style="text-align: center; vertical-align: middle;">73</td> </tr> </tbody> </table>	(92 plus) 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						Current	Potential	29	73	<p style="font-size: x-small;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">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>
(92 plus) 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																		
Current	Potential																	
29	73																	

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,125
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,991
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 543

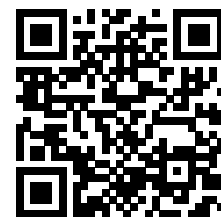
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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