

4 Bedroom(s), Detached House, Freehold

Burtonlees Court, Bessacarr, DONCASTER.



- 3D Virtual Tour Available
- Integral Garage And Driveway Allowing For Multiple Cars To Park
- Ground Floor W/C
- Breakfast Kitchen
- Family Bathroom

- Detached and Well Presented Family Home
- Open Plan Lounge And Dining Room
- Rear Enclosed Garden And Summer House
- Four Bedrooms En Suite to Master
- Sought After Location in Bessacarr

**Offers In The Region
Of
£265,000
Reduced**

Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Burtonlees Court can be found in a quiet cul de sac in the sought after location of Bessacarr, close to immensities and lakeside.

Ground Floor

Floor Plan



FLOOR 1



Open Plan Lounge Dining Room



Breakfast Kitchen



Ground Floor W/C

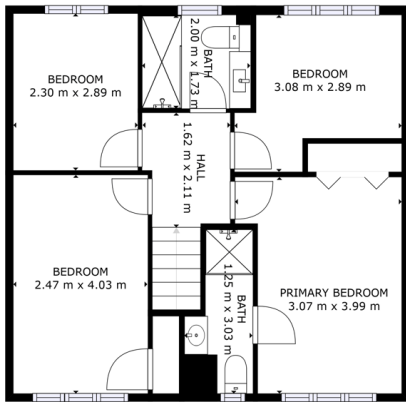


En Suite



First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 31.10 m² FLOOR 2: 30.10 m²
 EXCLUDED AREAS: ASSOCIATED REAR PORCH BELOW 1.5M: 0 m²
 GARAGE: 14.40 m² PATIO: 12.10 m²
 PORCH: 0 m²
 TOTAL: 65.60 m²

FLOOR 2



Second Bedroom



Third Bedroom



Master Bedroom



Fourth Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £960

Average Annual Gas Bills - £1680

Average Annual Water Bills - £600

Tenure - Freehold

Solar Panels - No



Space Heating System - Gas Boiler with radiators (Combi)
Approximate Heating System Installation Date - Not Known
Water Heating System - Gas combi boiler
Approximate Water Heating Installation Date - Sep 2020
Boiler Location - Garage
Approximate Electrical System Installation Date -
Approximate Electrical System Test Date - June 2021
Fires/Heaters - None
Permanent Loft Ladder - Yes
Loft Insulation - Yes
Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 