Broomfield Lane
Mattersey Thorpe, Doncaster

Offers in the Region of £375,000

Property Overview

- **NO UPWARD CHAIN**
- THREE RECEPTION ROOMS
- Overlooking Open Fields to the Frontage
- Generous Wrap Around Gardens, Well-Suited to Avid Gardeners
- Two Secure, Extensive Driveways Providing Plentiful Parking

A delightful opportunity to acquire a spacious THREE BEDROOM detached bungalow, ideal for buyers seeking space and comfort. Sitting at an ample 1582 sq ft., the well-balanced living accommodation briefly comprises an entrance hall, sizeable lounge, dining room, sunny conservatory, kitchen diner, adjacent utility room, master bedroom complete with master en suite, two further bedrooms, and a well-appointed family bathroom. Set back from the roadside, and overlooking open fields to the frontage, the generous grounds measuring approximately 0.32 acres are well-suited to avid gardeners, boasting well-maintained lawns, several seating areas to include a sheltered breakfast terrace, a greenhouse, and a handy garden shed. To either side of the property, reside secure, extensive driveways leading to two double garages, one benefitting from a workshop area and a vehicle inspection pit. Enjoying a quiet position on the edge of Mattersey Thorpe, Fields View enjoys a nearby Post Office, playing field, and the well-regarded Mattersey Primary School in its locality, which has most recently achieved a good Ofsted rating. Excellent commuter links and regular bus routes provide easy access to the neighbouring market towns of Retford and Bawtry, hosting a wealth of everyday conveniences, recreation facilities, restaurants, bars, weekly markets, and schools for all ages groups. Viewings are highly recommended to fully appreciate the space both indoors and outdoors, and the rural countryside setting being offered for sale.

- Two Double Garages, One Benefitting from a Workshop Area & Vehicle Inspection Pit
- Enjoying a Quiet Position on the Edge of Mattersey Thorpe
- Easy Access to Neighbouring Towns & Villages
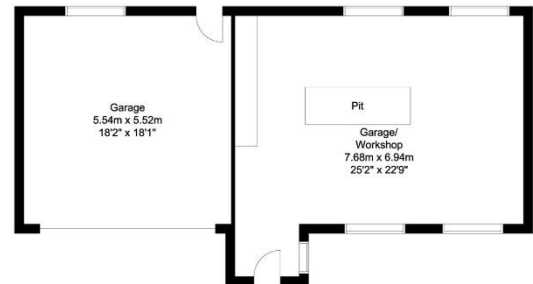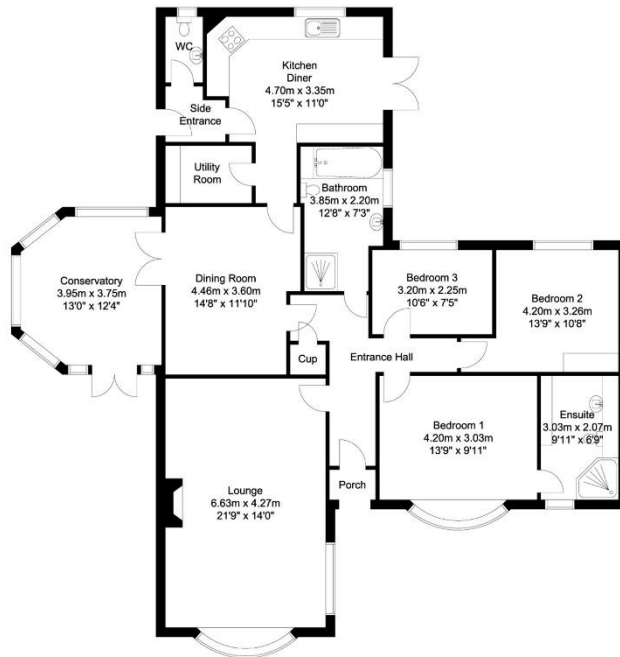- Council Tax Band: E   EPC Rating: E

Road links are served by the A631 & A1 which offer greater transport links throughout the UK. Retford Train Station provides a direct line to London King's Cross in less than 90 minutes at selected times.
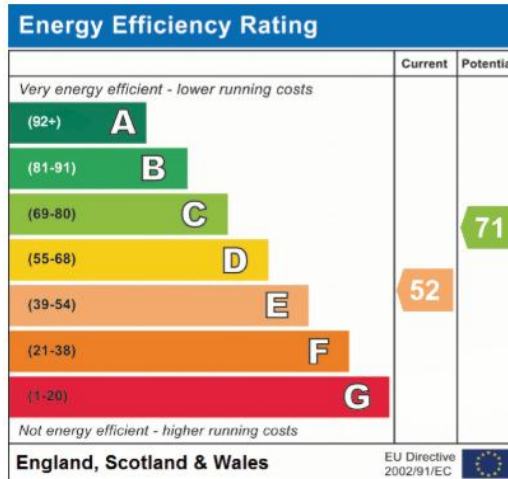
Ground Floor
147 sq m/1582.29 sq ft
Approx.

Outbuilding
76 sq m/818.05 sq ft
Approx.

WC

Kitchen Diner
4.70m x 3.35m
15'5" x 11'0"

Side Entrance

Utility Room

Bathroom
3.85m x 2.20m
12'8" x 7'3"

Conservatory
3.95m x 3.75m
13'0" x 12'4"

Dining Room
4.46m x 3.60m
14'8" x 11'10"

Bedroom 3
3.20m x 2.25m
10'6" x 7'5"

Bedroom 2
4.20m x 3.26m
13'9" x 10'8"

Cup

Entrance Hall

Bedroom 1
4.20m x 3.03m
13'9" x 9'11"

Ensuite
3.03m x 2.07m
9'11" x 6'9"

Lounge
6.63m x 4.27m
21'9" x 14'0"

Porch

Garage
5.54m x 5.52m
18'2" x 18'1"

Pit

Garage/ Workshop
7.68m x 6.94m
25'2" x 22'9"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026

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	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Potential: 71

England, Scotland & Wales

EU Directive
2002/91/EC

Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.