

**5 Bedroom(s), Detached House, Freehold**

**Burghley Court, Sprotbrough, Doncaster.**



- Five Bedroom Executive Detached Family Home
- Spacious Rear Enclosed Garden
- Downstairs W/C
- Integral Garage and Driveway
- Media Wall with Electric Fire

- Two En Suite Bathrooms
- Popular and Affluent Area
- Kitchen Lounge Diner
- Quiet Cul-De-Sac
- Under Floor Heating in Kitchen Diner and Utility

**Offers Over  
£745,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

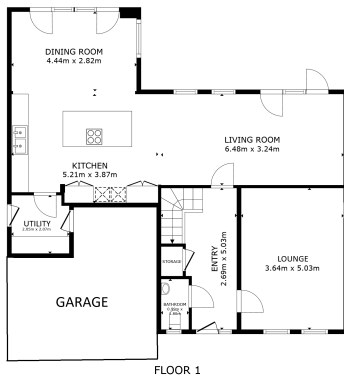


## Owner's View

Nestled in an exclusive cul-de-sac on the highly sought-after Burghley Court in Sprotbrough, this impressive five-bedroom detached executive home offers stylish, spacious living in a prestigious location. Beautifully presented throughout, the property boasts five generous double bedrooms, including two with en-suite shower rooms, and a modern family bathroom. The heart of the home is the contemporary open-plan kitchen/lounge/diner with underfloor heating complete with integrated appliances, a striking media wall, and a feature electric fire – perfect for entertaining or relaxing in style. A separate utility room also with underfloor heating and a convenient ground floor W/C add further practicality. Outside, the property benefits from a large, private rear garden ideal for family life and summer gatherings. A double integral garage and a driveway provide ample parking for up to three vehicles. Offering comfort, space, and contemporary design, this home is perfect for growing families or professionals seeking luxury living in a quiet yet well-connected setting.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 111.6 sq ft FLOOR 2: 110.7 sq ft  
TOTAL: 222.3 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

### Entry



### Lounge



## Kitchen Lounge Diner







Downstairs W/C

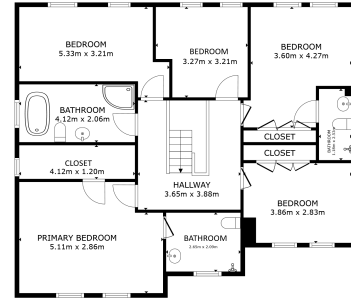


Utility



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 92.2 sq ft FLOOR 2: 180.7 sq ft  
TOTAL: 272.9 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Master Bedroom & En Suite





## Bedroom & En Suite



## Bedroom



## Bedroom

## Bedroom



## Family Bathroom





## Landing



## Externals

### Front Aspect



### Rear Aspect



## Property Information

Council Tax Band - G

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 9/15/2015



Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 9/15/2015

Boiler Location - Utility

Approximate Electrical System Installation Date - 9/15/2015

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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

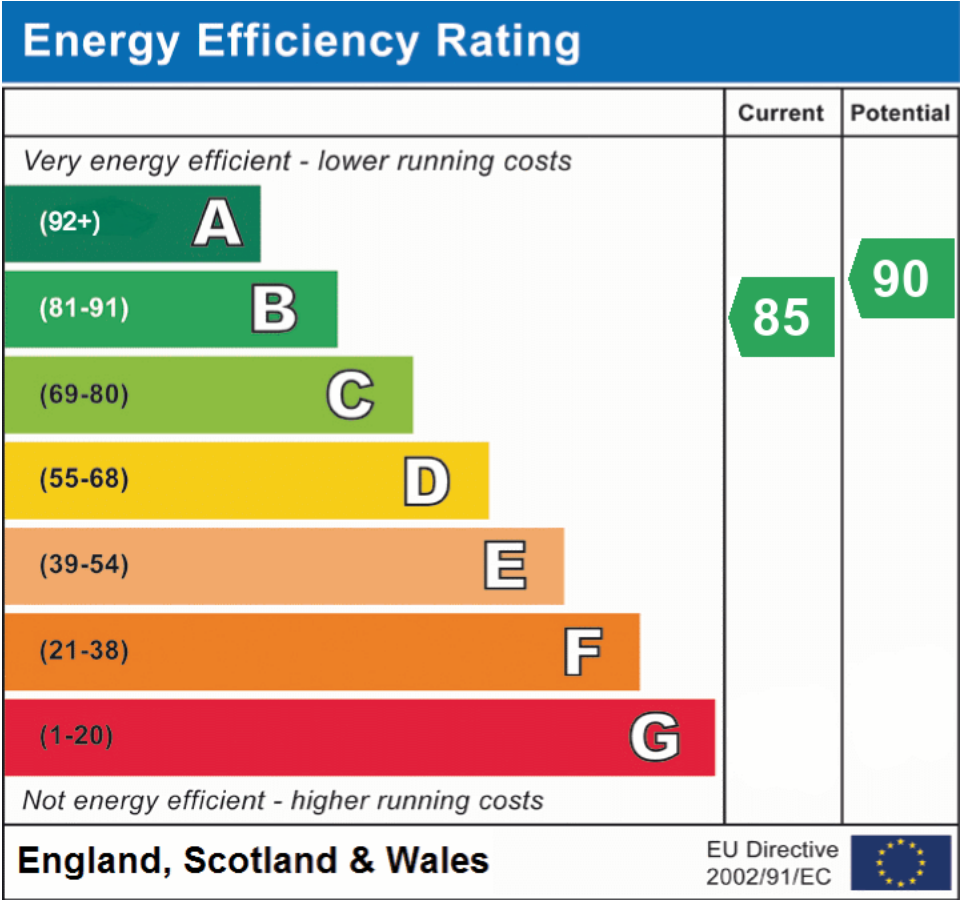




accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.