



Dunthorne Lodge 82 Adwick Road, Mexborough, S64 0BB

Asking Price £410,000

Enjoying this prominent position upon Adwick Road is this executive family home which offers flexible living accommodation throughout. With dressing room and en suite to the master, the property hosts a second living room and conservatory with views over the well manicured gardens. With driveway providing off road parking for more than one vehicle preceding the garage, an early viewing is highly recommended.

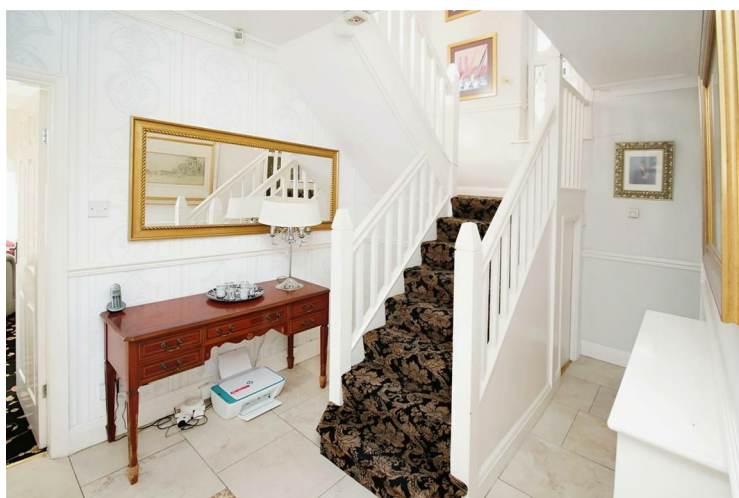
Merryweathers

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Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

Entrance Hallway



An imposing hallway with staircase rising to the first floor accommodation and central heating radiator.

Kitchen 16'6" x 10'5" (5.03m x 3.18m)



This impressive kitchen is fitted with a country style range of wall base and draw units, with granite work surfaces complete with appliances to include a range cooker and integrated automatic washing machine.

There is a rear facing window over looking the well appointed gardens, central heating radiator and tiled floor covering.

Dining Room 13'7" x 9'11" (4.16 x 3.03)

The dining room enjoys an open plan feel to the living room and conservatory and is neutrally decorated.

Conservatory 12'2" x 11'9" (3.73 x 3.60)



The conservatory is a rear facing room overlooking the gardens and is floored with laminate flooring with French doors giving access to the gardens.

Living Room 14'6" x 12'10" (4.42 x 3.93)

With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Snug 12'10" x 11'6" (3.92 x 3.52)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with open fire inset.

Master Bedroom 14'11" x 12'10" (4.55 x 3.93)



With front facing upvc window, central heating radiator and access to the en suite facility via the dressing area.

En Suite



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two 12'2" x 11'7" (3.73 x 3.55)



With a front facing upvc window and central heating radiator.

Bedroom Three 10'4" x 10'0" (3.16 x 3.07)



With a front facing upvc window and central heating radiator.

Bedroom Four 9'6" x 7'10" (2.91 x 2.40)



With a rear facing upvc window, central heating radiator and laminate floor covering.

Bathroom



Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

To the front of the property is a lawned area with shrubbery and a driveway preceding the garage. To the rear of the property are fantastically sized enclosed garden. Enjoying attractive patio areas overlooking rear garden.

Garage

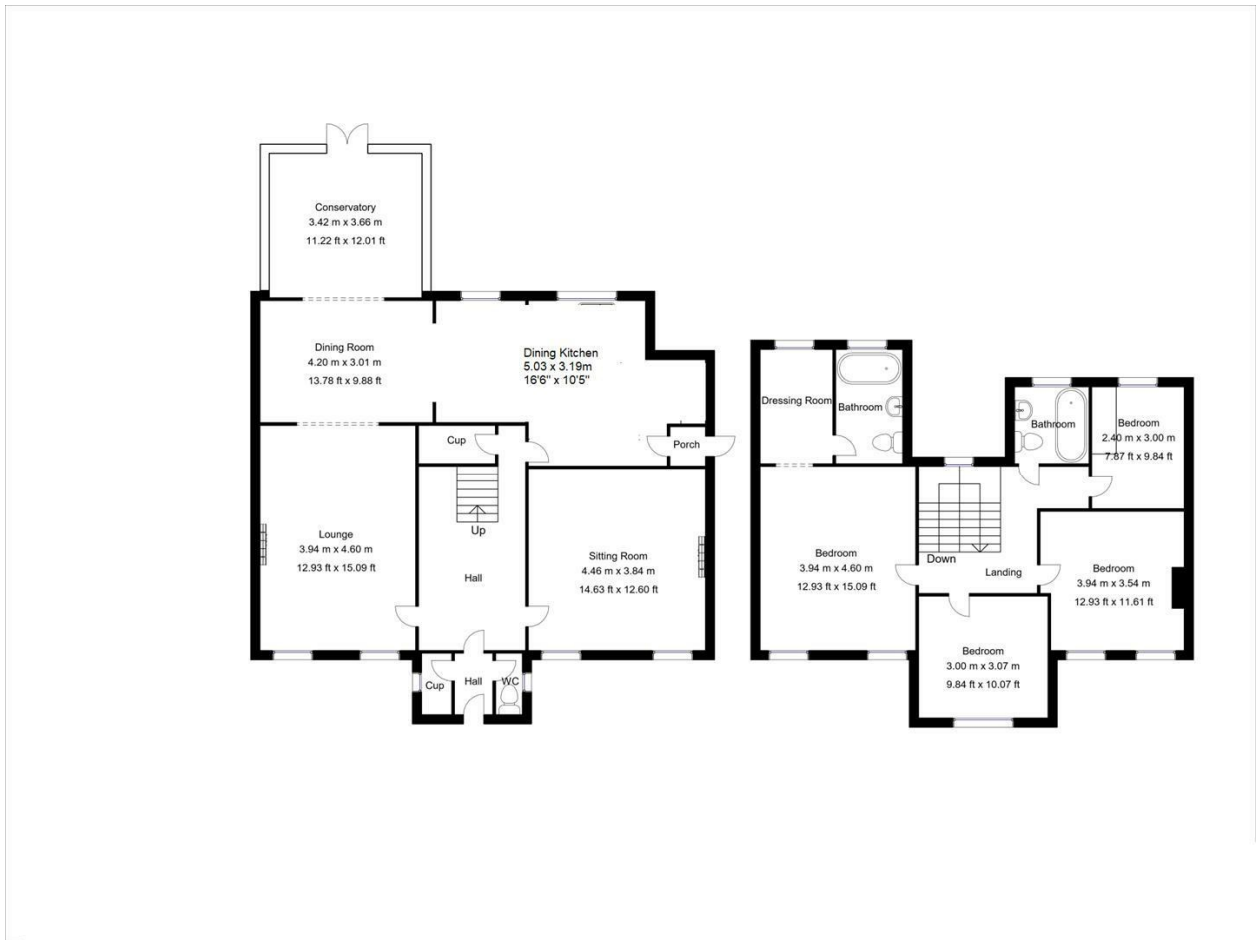
The single brick built garage is secured by an up and over single door.

Material Information

Freehold

Council Tax Band D

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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