

5, Park Drive, Sprotbrough, Doncaster, DN5 7LA



***** GUIDE PRICE £375,000 - £400,000 *****

Actually situated on Park Drive itself, in Sprotbrough Village, a large level site extending to just under 1/4 acre offering huge potential for developers, speculators or someone whose looking to create their own dream home.

A mere glance along the road will show you what is possible, over the years more modest houses have been demolished/ extended to give way to much more substantial properties on this exclusive roadway. A pretty tree lined roadway, in the heart of the village which still retains a true village feel, with a range of amenities to include a wine bar, deli, local shops, and a well regarded school. The plot has an older style 3 bedroom detached house and a detached garage, which I'm sure will give way to a larger house, subject to necessary planning permissions. **VIEWINGS STRICTLY BY APPOINTMENT WITH THE SELLING AGENT.**

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SIZE

The area of land for sale is highlighted in red, it is approx 260'0 feet deep and 40'0 feet wide. Totalling just under approx. 1/4 of an acre. There is an existing house on the site, plus a detached garage to the rear of the garden.

LOCATION

The property sits on Park Drive, within Sprotbrough Village, a highly sought after residential roadway with access to the village amenities including a variety of local shops, wine bar, several pubs and a deli. The schools are popular too. There is access to the A1 and motorway networks offering good commuting between neighbouring towns and cities.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

SERVICES - All mains services are connected to the existing dwelling

COUNCIL TAX - The existing property is Band E.

VIEWING - By prior telephone appointment with the sole selling agentshorton knights estate agents.

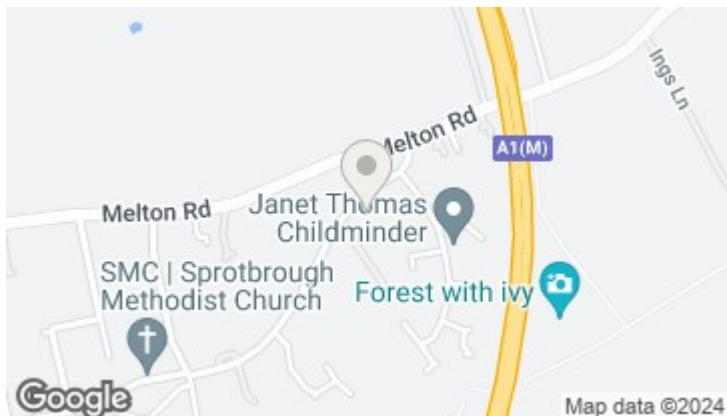
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know you're getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	