horton knights of doncaster

Maebrice, Thorpe Lane, Thorpe In Balne, Doncaster, DN6 0DY



A 3 BEDROOM DETACHED BUNGALOW IN JUST OVER 1.1 ACRE / AVAILABLE WITH VACANT POSSESSION MARCH '27 / HUGE POTENTIAL / GREAT PROJECT FOR A SELF BUILDER LOOKING TO CREATE DREAM HOME, SUBJECT TO NECESSARY PLANNING / VIEWING STRICTLY VIA SELLING AGENT //

This 3 bedroom detached bungalow standing in just over 1.1 acre offers an exciting opportunity for a self builder or someone looking to create their own dream home. The property will be vacant from March 2027. We understand it will need a full scheme of renovation works, and therefore offers huge potential, subject of course to any necessary consents. Mains electricity and water are connected to the existing dwelling. All enquiries should be directed via the selling agent, horton knights estate agents, Doncaster 01302 760322.

Offers Over £300,000

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horton knights of doncaster is a trading style of Horton Knights Estate Agents Ltd.
Co. no. 6170846 registered in England and Wales

AGENTS NOTES:
TENURE - Freehold

SERVICES - Mains electricity and mains water are connected to the property.

COUNCIL TAX - Band C

BROADBAND - Broadband is available with download speeds of up to 4 mbps and upload speeds of up to 1 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton 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 your 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.

LOCATION
Thorpe in Balne is a small rural village and civil parish in the City of Doncaster metropolitan borough of South Yorkshire, England, located about 5 miles north-northwest of Doncaster city center near the River Don. It features historic rural charm, traditional countryside surroundings, and the notable 12th-century Church of St Edmund. The nearest day-to-day facilities are located just across the River Don in Barnby Dun and Arksey, The village is well-connected to nearby minor arterial routes and the motorway networks via the M18 and A19.