



62 Tenter Balk Lane, DN6 7EF

£255,000 GuidePrice

Tenure Freehold

- Purpose-built garden studio with annexe potential
- Private, low-maintenance, expansive garden
- Beautifully presented 3-bed family home
- Downstairs WC and separate utility room
- Bright lounge with step-in bay window

Guide Price: £255,000 to £265,000

Beautiful Family Home with Kerb Appeal, Private Garden & Garden Studio with Annexe Potential

With undeniable kerb appeal and a striking first impression, this beautifully presented family home sits proudly on Tenter Balk Lane — a sought-after and well-connected address. Thoughtfully renovated and rich in lifestyle appeal, it offers stylish interiors, flexible living, and excellent access to amenities. The A1 motorway is just 2 minutes away, and Adwick train station is within a 5-minute drive, offering direct rail access to Doncaster, Leeds and beyond.

To the front, a concrete imprint block-paved driveway provides generous parking and leads to a powered garage with additional front storage — perfect for tools, bikes, or bins. Inside, a welcoming entrance hall flows into a series of well-planned spaces designed with family life in mind.

The bright, separate lounge benefits from a step-in bay window, flooding the space with natural light. A bespoke statement TV/media wall adds a sleek, contemporary edge — creating a warm and inviting place to unwind.

To the rear, the open-plan dining kitchen forms the heart of the home. With modern finishes and effortless flow into the fully insulated conservatory, it’s an ideal space for entertaining or everyday living. A downstairs WC and utility area offer added convenience.

Upstairs, three well-proportioned bedrooms are served by a contemporary family bathroom, featuring a P-shaped bath and stylish vanity unit.

Outside, the home continues to impress.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- 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	

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	