



**CLAYTON, DONCASTER, DN5**  
£1,950 per month\*

**Carter Jonas**

# CLAYTON, DONCASTER, DN5

A 4 bedroom detached house with landscaped garden and outbuildings in a rural location.

Accommodation comprises - Ground Floor: Hallway, fitted kitchen with integrated oven, hob and extractor fan, WC, dining room and sitting room. First Floor: Four double bedrooms (master with en suite) and family bathroom.

Externally there is a driveway which leads to off-road parking, a double garage and a range of outbuildings, large landscaped lawn garden, mature borders and trees.

There are outbuildings which include, three former stables, a separate annexe room and additional storage room.

Available unfurnished for a six or twelve month tenancy from early January 2025

No access to Loft. No white goods. Mains electricity, water and drainage. Oil Heating. Flood Zone 1 – Low Risk.

EPC Rating E. Council Tax Band G - Please see Doncaster

- Council Tax = G
- Deposit Required = £2,250.00
- 4 Bedrooms
- 2 Receptions
- Kitchen
- Downstairs
- Cloakroom
- 2 Bathrooms
- Landscaped Garden
- Outbuildings
- Double Garage
- EPC = E

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	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Sycamore Lodge, Clayton, Doncaster, DN5

Approximate Area = 2148 sq ft / 199.5 sq m (exclude void)  
 Garage = 504 sq ft / 46.8 sq m  
 Outbuildings = 743 sq ft / 69 sq m  
 Total = 3395 sq ft / 315.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1215786



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Classification L2 - Business Data

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