



## Plot 17 Breck Lane, Doncaster DN10 5EF

**Asking price £209,500**

Whispering Fields – A Peaceful Rural Retreat with Modern Luxury

PLOT 17

Welcome to Whispering Fields

A peaceful and exclusive collection of just 24 individually designed homes, beautifully nestled in the heart of the countryside. Set amidst serene lakes, open green spaces, and the gentle flow of the River Idle, Whispering Fields offers a tranquil lifestyle in a truly picturesque setting — perfect for those looking to enjoy a slower pace of life in comfort and style. With local amenities nearby and excellent transport links, this thoughtfully designed community is ideal for those seeking a calm, friendly environment without feeling isolated.

To be eligible for the First Homes Scheme you must:

Be a first-time buyer – all parties

The buyer is at least 23 years old but who has not reached the age of 40

Household income threshold must not exceed £80,000

Sole residence

Must be able to get a mortgage – no cash buyers

Sale price should not exceed £250,000

Cannot rent/let the property out

Be a resident of Bassetlaw DC for 3 years; or:

Have a permanent employment in Bassetlaw DC for the last 3 years; or:

Have a local connection in Bassetlaw DC for at least 5 years of the last 15 years and have grandparents, parents, sibling or child living; or

Be returning to the area from the Armed Forces

Please contact us to discuss your eligibility for the Country Policy Scheme for Whispering Fields.

locating your ideal home





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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