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Ivanhoe Way, Sprotbrough, Doncaster, DN5 8DZ  
Offers Over £229,995

**CHAIN FREE.....A 3 bedroom detached 'true' bungalow in this lovely roadway just off Sprotbrough Road, close to amenities and the town.**

Rare to the market and chain free makes this property all the more desirable. It offers a huge amount of scope and potential and therefore an early viewing is recommended. It has a gas radiator central heating system, pvc double glazing and briefly comprises: An 'L' shaped entrance hall, spacious dual aspect lounge, breakfast kitchen, rear lean-to type pvc lobby, 3 bedrooms and a bathroom. Outside are easy to manage flat and level gardens, the rear is nicely enclosed with a greenhouse too. Ample off road parking and a brick built garage with a store attached. Highly desirable location, with access to a wide range of amenities including the town, Cusworth Hall Park (approx 400m walk) and access to the motorway networks.

**ACCOMMODATION**

A pvc double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This is an 'L' shaped entrance hall, it has coving to the ceiling, a central heating radiator, a pvc double glazed window, a built in cupboard and door to an attractive spacious lounge.

**SPACIOUS LOUNGE**

**16'9" x 11'0" (5.11m x 3.35m)**

Having two pvc double glazed windows to the front and rear elevations, a feature fireplace with electric fire inset, a double panel central heating radiator, coving, a central ceiling light and matching wall lights.

**KITCHEN**

**11'3" x 9'3" (3.43m x 2.82m)**

The kitchen has a range of high and low level units finished with an oak coloured cabinet door with a contrasting work surface over. There is a single drainer stainless steel sink unit, plumbing for a washing machine, deep recess suitable for gas or electric cooker, a central heating radiator, timber casement window and an exterior door giving access into a lean to lobby/ conservatory. A built in storage cupboard houses a gas fired combination type boiler supplying the domestic hot water and central heating systems.

**LEAN TO LOBBY/ CONSERVATORY**

**9'3" x 6'0" (2.82m x 1.83m )**

This is pvc double glazed with a pvc door giving access onto the side and rear gardens, it has a pitched poly carbonate roof and power and light laid on.

**BEDROOM 1**

**13'10" x 9'8" (4.22m x 2.95m)**

A large double bedroom, it has a pvc double glazed window to the front, fitted wardrobe, a central heating radiator, coving and a central ceiling light.

**BEDROOM 2**

**10'2" x 9'8" (3.10m x 2.95m)**

A second double bedroom, having a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator, coving and a central ceiling light.

**BEDROOM 3**

**10'6" x 6'9" (3.20m x 2.06m)**

A comfortable sized third bedroom, it has a pvc double glazed window to the side, a central heating radiator, coving, a ceiling light, plus there is an access point into the loft space via a retractable loft ladder which has light laid on, part boarded providing storage etc.

**BATHROOM**

Fitted with a suite that comprises of a panelled bath with mixer shower, wash hand basin and low flush w/c. There is tiling to the four walls, a coordinating floor, a central heating radiator, a pvc double glazed window and a central ceiling light.

**OUTSIDE**

The property stands on an attractive plot, to the front there is a lawned garden with flower bed stocked with a variety of maturing shrubs and plants. A concrete driveway provides car standing and in turn leads to attached garage.

**GARAGE**

With double opening doors and power and light laid on.

**REAR GARDEN**

The rear garden itself is nicely enclosed with fencing to the perimeters, there is an aluminium framed greenhouse, a paved patio and sitting area, external courtesy lighting and floodlighting laid on.

**AGENTS NOTES:**

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

**DOUBLE GLAZING -** The property is fitted with PVC double glazing.

**HEATING -** The property has a gas radiator central heating system installed via a combination type boiler.

**COUNCIL TAX -** This property is Band C.

**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.

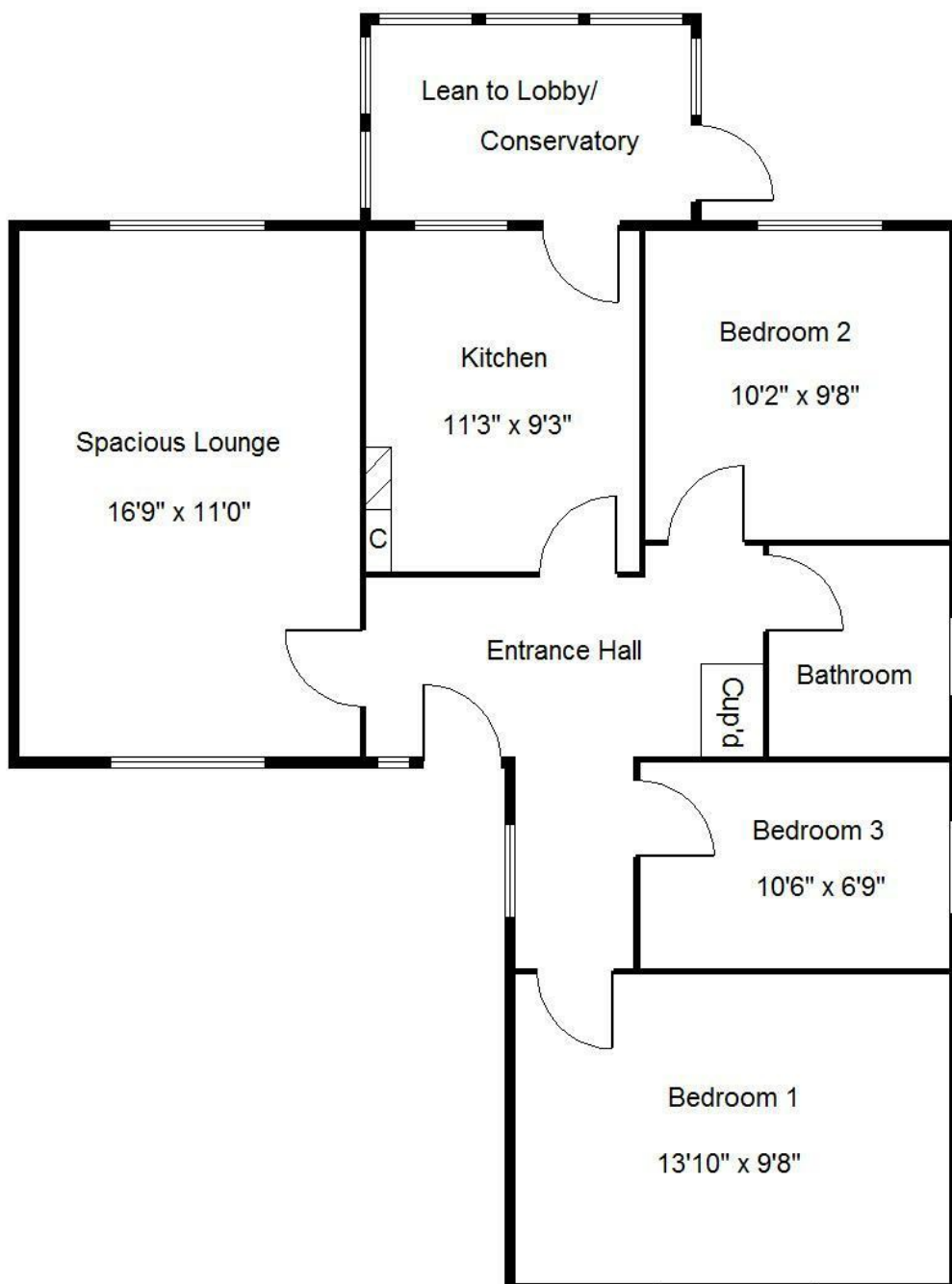
**PROPERTY PARTICULARS -** We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	