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Field House Road, Sprotbrough, Doncaster, DN5 7RN  
Offers Over £400,000

**ATTRACTIVE 5 BEDROOM DETACHED HOUSE/ CONTEMPORARY OPEN PLAN LIVING/ BEAUTIFUL FITTED KITCHEN WITH INTEGRATED APPLIANCES/ 2 PARKING SPACES WITH ATTACHED GARAGE/ CENTRAL SPROTBOURGH VILLAGE//**

Located in the centre of Sprotbrough village, a good sized 5 bedroom detached house offering attractive family living. The property has a more contemporary style interior with open plan living and therefore should appeal to a modern family. It has a gas radiator central heating system via a combination boiler, PVC double glazing and briefly comprises: Entrance hall, spacious lounge, a separate open plan living dining kitchen area, the kitchen is fitted with integrated cooking appliances, a separate utility room, ground floor W/C, first floor landing, 5 bedrooms, the main bedroom has custom fitted wardrobes, modern bathroom and a separate contemporary shower room. Outside are the front and rear gardens, a double width driveway, an attached garage, large timber framed garden room/ home office. **VIEWING ESSENTIAL.**

**ACCOMMODATION**

A composite double glazed entrance door with matching side screens leads into the property's entrance hall.

**ENTRANCE HALL**

This is all smartly finished with a luxury vinyl tile (LVT) styled floor covering, there is a staircase leading to the first floor accommodation with a built in understairs storage cupboard, a central heating radiator, a central ceiling light and a door to the lounge.

**LOUNGE**

**24'7" max x 10'9" max (7.49m max x 3.28m max)**

This is an attractive open plan living space, it has a PVC double glazed window to the front and further PVC double glazed sliding patio doors onto the rear garden. There are two central heating radiators and two ceiling lights.

**OPEN PLAN LIVING DINING KITCHEN**

**24'2" max x 16'11" (7.37m max x 5.16m)**

This is a large modern living space, as evidenced by the floorplan and photographs, the kitchen is fitted with a range of modern high and low level handleless units with a white high gloss cabinet door, a fitted preparation surface, there is a four ring ceramic induction hob with an extractor hood above, an integrated double oven, room for a tall American style fridge freezer, plumbing for a dishwasher, 1 1/2 bowl composite style sink unit with a mixer tap, coving to the ceiling, a central ceiling light, luxury vinyl tiled flooring and a broad opening which continues into a more informal sitting and dining area. This has a PVC double glazed window to the front and further PVC double glazed double opening french style doors to the rear, there are two central heating radiators, a continuation of the LVT flooring, an inbuilt cupboard, inset spotlighting to the ceiling and a central pendant light.

**GARDEN ROOM/ HOME OFFICE**

**11'0" x 9'3" (3.35m x 2.82m)**

A timber framed garden room which has power and light laid on, it is boarded and lined and has PVC double glazed windows and PVC double glazed double opening doors.

**AGENTS NOTES:**

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

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

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

**MAINS SERVICES -** All mains services are connected.

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

**UTILITY ROOM**

**6'4" x 5'3" (1.93m x 1.60m)**

This has a PVC double glazed window to the rear, plumbing for an automatic washing machine, room for a tumble dryer, a central heating radiator and an inbuilt cupboard which houses a gas fired combination type boiler which supplies domestic hot water and central heating systems. From here there is a door which gives access directly into the garage.

**GROUND FLOOR W/C**

Fitted with a modern 2 piece suite comprising of a low flush W/C, a wash hand basin, a central heating radiator and tiling to the walls.

**FIRST FLOOR LANDING**

There is a ceiling light and doors to the bedrooms and bathrooms.

**BEDROOM 1**

**13'4" x 11'0" (4.06m x 3.35m)**

A large double bedroom with a range of quality custom fitted wardrobes concealing hanging rails and storage, there is a PVC double glazed window to the front, a central heating radiator and a central pendant light.

**BEDROOM 2**

**11'0" x 10'0" (3.35m x 3.05m)**

This has a PVC double glazed window with an outlook to the rear, a central heating radiator, a pendant ceiling light plus an access point into the loft space.

**BEDROOM 3**

**12'10" max x 8'9" (3.91m max x 2.67m)**

This has a PVC double glazed window to the front, a central heating radiator and a pendant light.

**BEDROOM 4**

**8'9" x 7'10" (2.67m x 2.39m)**

With a PVC double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

**BEDROOM 5**

**9'4" x 6'0" (2.84m x 1.83m)**

This has a PVC double glazed window to the front, a central heating radiator and a central ceiling pendant light.

**BATHROOM**

**7'8" x 5'9" (2.34m x 1.75m)**

Fitted with a modern white suite that comprises of a shower style bath with a mains shower over including a rainfall style shower head, a floating wash hand basin set onto a vanity unit and a low flush W/C. There is ceramic tiling to all walls, a contemporary style towel rail/ radiator, a ceiling light and a PVC double glazed window.

**CONTEMPORARY SHOWER ROOM**

Again, all smartly finished with a modern white suite that comprises of a corner shower enclosure with a mains shower including a rainfall style shower head, a wash basin set onto a vanity unit, a low flush W/C, ceramic tiling to the four walls, a PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

**OUTSIDE**

To the front of the property there is an open plan garden, a double width block paved driveway provides ample car parking which in turn leads to an attached garage. A lawned area with sleeper bed border with shrubs and plants inset. To the side of the property there is a further paved area perfect for a timber shed etc.

**INTEGRAL GARAGE**

**17'7" x 9'9" (5.36m x 2.97m)**

With a roller shutter door, a PVC double glazed window, strip lighting, and power laid on.

**REAR GARDEN**

The rear garden itself is nicely enclosed with fencing to the perimeters, there is a continuation of the block paved patio/ sitting area and a lawned rear garden with a large timber framed garden room.

**MOBILE COVERAGE -** Mobile services available with EE, Three, Vodafone and 02, please do note data may not be available via 02 in this property.

**BROADBAND -** Ultrafast broadband is available with this property, with download speeds of up to 1000mbps and upload speeds of up to 220 mbps.

**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.

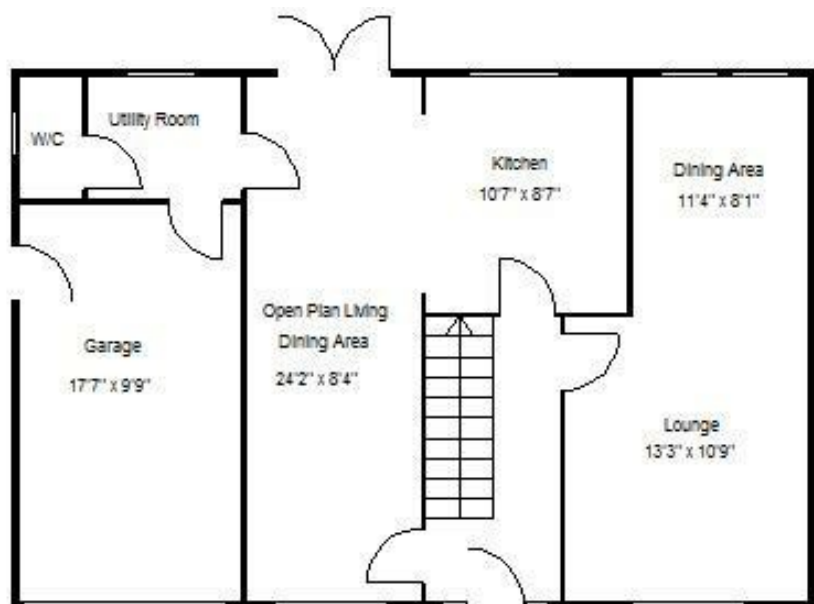
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ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

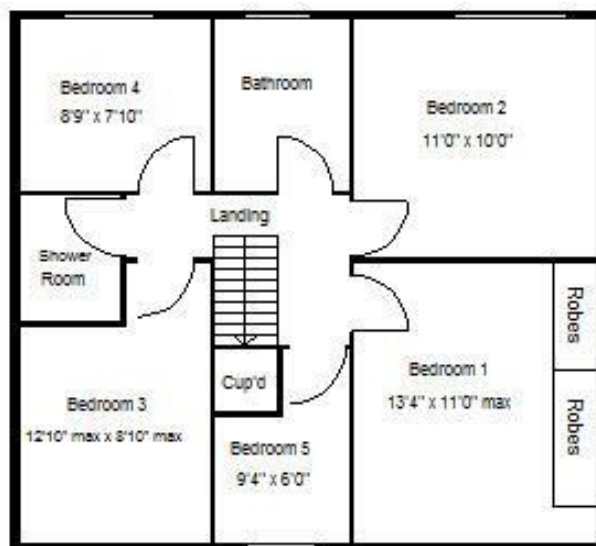
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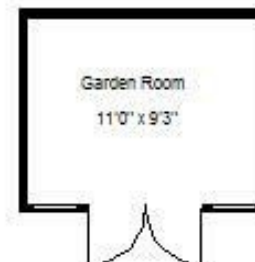
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Ground Floor



First Floor



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		
	72	81
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	