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Nottingham Close, Scawsby, Doncaster, DN5 8PH
Guide Price £210,000 - £220,000

Tucked away in this gorgeous little cul-de-sac and benefitting from probably one of the best plots on the whole estate, this traditional style 3 bedroom semi detached house.

The accommodation on offer benefits from gas fired central heating, PVC double glazing and comprises: entrance porch and main entrance hall, lounge, separate dining room, conservatory, fitted kitchen, side lobby and ground floor W/C. On the first floor there is a landing, 2 double bedrooms and a good sized third bedroom as well as a smart bathroom. As mentioned, outside the property sits in very generous gardens with a good amount of off street parking and a detached garage. Better still, is the property's proximity to extremely well regarded schools and lots of local amenities. This home is offered with no onward chain and viewing is highly recommended.

ACCOMMODATION

A PVC double glazed entrance door with glazed side screens and windows leads into the property's entrance porch.

ENTRANCE PORCH

This has a central heating radiator, a tiled floor and a door which leads into the entrance hall.

ENTRANCE HALL

This has a staircase rising to the first floor accommodation, PVC double glazed window, central heating radiator, coving to the ceiling, built in understairs storage cupboard and smoke alarm. From here there are two doors to the lounge and dining room and a walkway through into the kitchen.

LOUNGE

12'7" x 11'5" (3.84m x 3.48m)
A particularly good size with a PVC double glazed window giving a pleasant outlook down the cul de sac. There is a gas fire inset to a contemporary style beech fireplace with polished inset and hearth. There is a central heating radiator, coving to the ceiling and central light fitment.

DINING ROOM

14'0" max x 10'0" (4.27m max x 3.05m)
A pleasant room with two PVC double glazed double opening French style doors to the far end which give access directly into the conservatory. There is a central heating radiator, coving to the ceiling and central light fitment.

CONSERVATORY

12'8" x 9'6" (3.86m x 2.90m)
The conservatory is beautifully presented with PVC double glazed double opening French style doors which lead onto the patio, ceiling/ fan light unit and tiled floor.

KITCHEN

10'4" x 7'4" (3.15m x 2.24m)
Fitted with a range of modern high and low level units finished with a roll edge work surface, recess for a cooker, chimney style extractor hood over, PVC double glazed windows, plumbing for the automatic washing machine and a door gives access to a pantry style cupboard. There is inset spotlighting to the ceiling, tiled splash backs and single drainer single bowl sink unit with contemporary style tap.

UTILITY/ REAR PORCH

There is room for a fridge freezer, a PVC double glazed window and PVC double glazed door which gives access to the side elevation. A further door gives access to the ground floor cloaks wc.

CLOAKS W/C

Fitted with a low flush wc and corner wash hand basin. There is a PVC double glazed window and continuation of the ceramic tiled flooring.

FIRST FLOOR LANDING

As previously mentioned stairs rise from the entrance hall to the first floor landing where there is an access point into the roof space via a retractable loft ladder. The loft has been boarded and lined and there is a window to the side measuring approximately 13' x 12'. From the landing there are four doors leading to the bedrooms and the bathroom.

BEDROOM 1

14'9" x 11'4" max (4.50m x 3.45m max)
Positioned towards the front of the property, there is a PVC double glazed window to the front elevation, a range of built in bedroom furniture with matching dressing table and bedside units, a central heating radiator and coving to the ceiling.

BEDROOM 2

12'0" x 11'3" (3.66m x 3.43m)
A good size double bedroom, positioned towards the rear it has a PVC double glazed window to the rear elevation and a central heating radiator.

BEDROOM 3

10'2" x 6'4" (3.10m x 1.93m)
Having a PVC double glazed window to the front, central heating radiator and laminate floor covering.

BATHROOM

Fitted with a contemporary style suite that comprises of a P-shaped bath with curved shower screen and mains plumbed shower over. There is a wall mounted wash hand basin and contemporary style wc. Beautifully finished with modern tiling including a mosaic tiled dado, PVC double glazed window, ceramic tiled floor, inset spotlighting to the ceiling and built in cupboard that provides storage etc.

OUTSIDE

The property is situated to the corner of the cul de sac. It has a concrete driveway, double opening wrought iron gates and a small lawn to the front.

REAR GARDEN

Because of the position in the cul de sac, the property enjoys a fabulous garden which is probably better demonstrated by the photographs. It tapers out and must be one of the biggest plots on the estate. It is principally lawned with a decked patio and sitting area, a single brick garage and room for several cars. To the rear of the conservatory there is a further garden area with a paved patio and sitting area with conifers providing screening.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with PVC double glazing, age various.

HEATING - Gas radiator central heating, age unknown.

COUNCIL TAX - This property is Band B.

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

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	69	
(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	