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Pipering Lane, Scawthorpe, Doncaster, DN5 9NB  
Guide Price £295,000 - £325,000

**VERY LARGE DETACHED BUNGALOW / 3 DOUBLE BEDROOMS / MAIN BEDROOM WITH EN-SUITE / SPACIOUS LIVING ACCOMMODATION WITH ADDITIONAL GARDEN ROOM / LARGE GARDENS, AMPLE PARKING & GARAGE / WELL PLACED WITH ACCESS TO AMENITIES//**

Located on this popular roadway, a large detached bungalow set in equally large gardens with ample parking and a garage. My advice is view the property.....you will be surprised by the space offered. It has a gas central heating system, Pvc double glazing and it briefly comprises; Spacious entrance hall, large open plan lounge and a dining area off, fitted breakfast kitchen with integrated cooking appliances, attractive garden room, three large double bedrooms, plus the main bedroom has an en-suite shower room and fitted wardrobes, plus a large separate 5 piece house bathroom. Outside are lovely gardens, the property has a gated access from the main road, ample parking and a very private feeling rear garden with a southerly aspect. Great location with access to amenities in Bentley, including a railway station and Doncaster centre. NO UPWARD CHAIN. VIEWING RECOMMENDED.

**ACCOMMODATION**

A substantial pvc double glazed door with matching side screen leads into a very spacious entrance hall.

**ENTRANCE HALL**

This is probably better demonstrated by the floorplan and measurements. It is a large space with a central oval table, a central heating radiator, coving, wall lights, laminate flooring and three deep in built cupboards one with coat hanging and two with shelving. A decorative glazed door leads through into an attractive lounge.

**LOUNGE**

**18'0" x 12'8" (5.49m x 3.86m)**

This has a full width pvc double glazed window which gives an outlook to the front and allows the room a good amount of natural light. There is a feature period style fireplace with living flame gas fire inset, coving, wall lights, laminate flooring and a central heating radiator. This opens into the dining area.

**DINING AREA**

**11'6" x 8'8" (3.51m x 2.64m)**

Where there is a second central heating radiator, a pvc double glazed window to the side, laminate flooring, coving and matching wall lights.

**BREAKFAST KITCHEN**

**12'8" x 11'10" (3.86m x 3.61m)**

This again opens directly into the kitchen which can also be accessed separately from the entrance hall. A good size, fitted with a range of oak fronted cabinets including a roll edge work surface, one and a half bowl porcelain style sink with mixer tap and a four ring gas hob with extractor hood and integrated oven. There is plumbing for washing machine, room for a tumble dryer, integrated fridge/ freezer, inset spotlighting to

the ceiling, coving, a pvc double glazed window and door into a garden room.

**GARDEN ROOM**

**12'0" x 8'0" (3.66m x 2.44m)**

This has pvc double glazed windows giving an outlook into the garden, a pvc double glazed door, laminate flooring and a central heating radiator.

From the hallway, doors lead to the bedrooms and bathroom.

**MAIN BEDROOM**

**16'10" x 10'9" (5.13m x 3.28m)**

A large double room with fitted wardrobes spanning the length of one wall concealing hanging and storage, there is a central ceiling pendant light, a pvc double glazed window and door to en-suite shower room.

**EN SUITE SHOWER ROOM**

This has a three piece suite comprising of a low flush w/c, wash basin and a walk in shower area. All smartly finished with modern tiling, a central heating radiator, extractor fan and a ceiling light.

**BEDROOM 2**

**15'0" x 11'9" (4.57m x 3.58m)**

Again, a lovely double room with fitted wardrobes, a pvc double glazed window, a central heating radiator, a central ceiling light and coving to the ceiling.

**BEDROOM 3**

**11'10" x 9'0" (3.61m x 2.74m)**

A comfortable third double bedroom, this has a pvc double glazed window to the rear, a central heating radiator, coving, a central ceiling light, plus an access point into the loft space.

**BATHROOM**

**12'0" x 9'10" (3.66m x 3.00m)**

Fitted with a five piece suite that comprises of a panelled bath, corner shower enclosure, wash hand basin, a low flush w/c and bidet. There is tiling to half wall height, a pvc double glazed window, a double panel central heating radiator, extractor fan, two central ceiling lights and karndean style vinyl flooring.

**OUTSIDE**

The property stands on a large plot, it enjoys a south easterly aspect, the front is approached via two tall iron gates which open onto a long driveway and in turn leads to a brick built garage.

**GARAGE**

**16'10" x 10'0" (5.13m x 3.05m)**

With an up and over door and power and light laid on.

**REAR GARDEN**

There are walkways to either side of the property which leads into the rear garden. A lovely garden, finished with decorative stones, pebbles and an ornamental circular patio with concrete posts and timber fencing to the perimeters. Several ornamental trees, shrubs and bushes provide screening during the summer months.

**AGENTS NOTES:**

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

DOUBLE GLAZING - PVC double glazing. Age Various.

HEATING - Gas radiator central heating system. Age unknown.

COUNCIL TAX - This property is Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 100 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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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