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Horse Shoe Court, Balby, Doncaster, DN4 0FF  
Offers Over £159,995

**ATTRACTIVE 3 BEDROOM DETACHED HOUSE /SOUTHERLY FACING REAR GARDEN / BRICK GARAGE AND DRIVEWAY PARKING / UPVC TRIPLE GLAZING / POPULAR CUL-DE-SAC LOCATION / VIEWING ESSENTIAL //**

A well presented modern 3 bedroom detached house on this popular cul-de-sac. The property benefits from triple glazing, gas central heating and briefly comprises: Entrance hall with ground floor W/C off, open plan lounge and dining room with double doors onto the rear garden, fitted kitchen, first floor landing, 3 bedrooms and a house bathroom. Outside are attractive gardens, the rear is nicely enclosed, there is ample off road parking and an attached brick garage. Easy access to Doncaster City Centre, the motorway network via the A1 and local shops, schools etc close to hand. Priced to sell, viewing is HIGHLY recommended.

**ACCOMMODATION**

A substantial composite type double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator, a central ceiling light and a door to the ground floor cloaks W/C.

**GROUND FLOOR CLOAKS W/C**

Fitted with a modern 2 piece white suite comprising of a low flush W/C and a wash hand basin. There is a central heating radiator, a PVC triple glazed window, a ceiling light and an extractor fan.

**OPEN PLAN LOUNGE**

**13'8" x 12'2" max (4.17m x 3.71m max)**  
An attractive room, it has a broad PVC triple glazed window to the front, two double panel central heating radiators, a feature fireplace with a gas fire inset, coving, a central ceiling light and a broad opening which leads out into the dining area.

**DINING AREA**

**9'8" x 7'4" (2.95m x 2.24m)**  
This has 2 PVC triple glazed double opening doors which lead onto the rear garden, a central heating radiator, coving and a central ceiling light.

**KITCHEN**

**9'8" x 7'9" (2.95m x 2.36m)**  
The kitchen is fitted with a range of high and low level units finished with a work surface over, there is a four ring gas hob with an extractor hood and a glass splashback, an integrated oven, a single drainer 1 1/2 bowl stainless steel sink unit, plumbing for a washing machine and a dishwasher and room for a tall fridge freezer. There is a vinyl tiled floor, a built in

understairs storage cupboard, a composite double glazed door to the side, a double panel central heating radiator and a central ceiling light.

**FIRST FLOOR LANDING**

There is a PVC triple glazed window to the side, an access point into the loft space, a built in cupboard housing the gas fired combination type boiler which supplies the domestic hot water and central heating systems and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'6" x 9'4" (4.11m x 2.84m)**  
A large double bedroom, it has a broad PVC triple glazed window to the front, a central heating radiator and a ceiling pendant light.

**BEDROOM 2**

**10'0" x 9'3" (3.05m x 2.82m)**  
A comfortable sized second double bedroom, it has a PVC triple glazed window to the rear, a central heating radiator and a central ceiling pendant light.

**BEDROOM 3**

**9'2" x 6'0" (2.79m x 1.83m)**  
This has a PVC triple glazed window to the front, a central heating radiator and a central ceiling light.

**BATHROOM**

Fitted with a white suite comprising of a panelled bath with a mixer shower over, a pedestal wash hand basin and a low flush W/C. There is a PVC triple glazed window, vinyl flooring, a ceiling light and an extractor fan.

**OUTSIDE**

To the front of the property, there is an open plan garden area with a block paved driveway providing car standing for 2 vehicles and in turn leads to an attached brick garage. There is a corner flower bed with shrubs and plants inset.

**REAR GARDEN**

The rear garden enjoys a Southerly aspect, it is nicely enclosed, it has concrete posts and timber fencing to the perimeters, there is a paved patio area which extends across the rear elevation and leads to a lawn with a further raised patio. There are decorative borders and shrubs.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double and triple glazing. Age of units ????

HEATING - Gas radiator central heating, age of boiler unknown.

COUNCIL TAX - Band C.

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

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

VIEWING - By prior telephone appointment with horton knights estate agents.

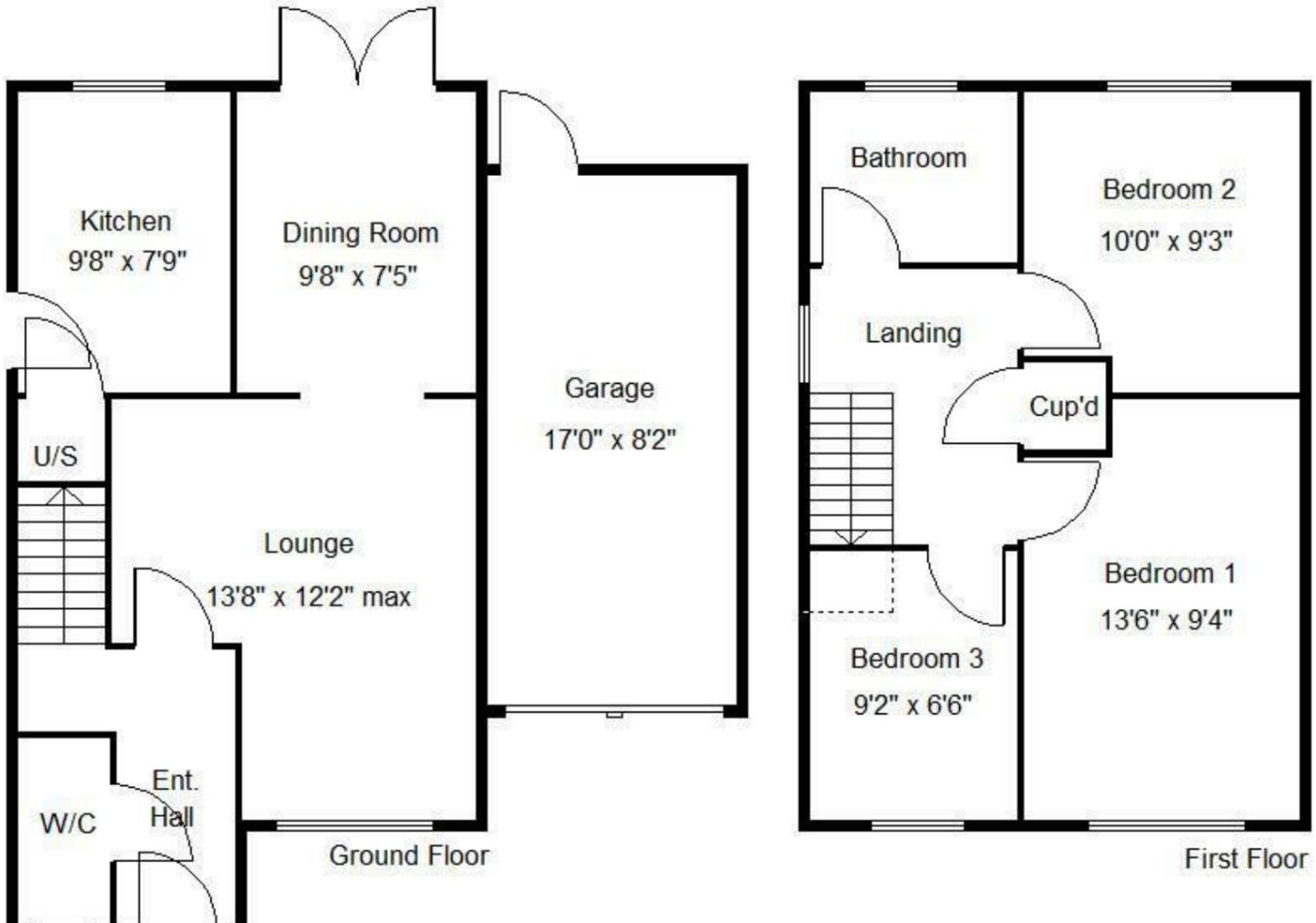
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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.

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply... YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

**FREE VALUATIONS** - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

**OPENING HOURS** - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)



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>	73	84
(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	