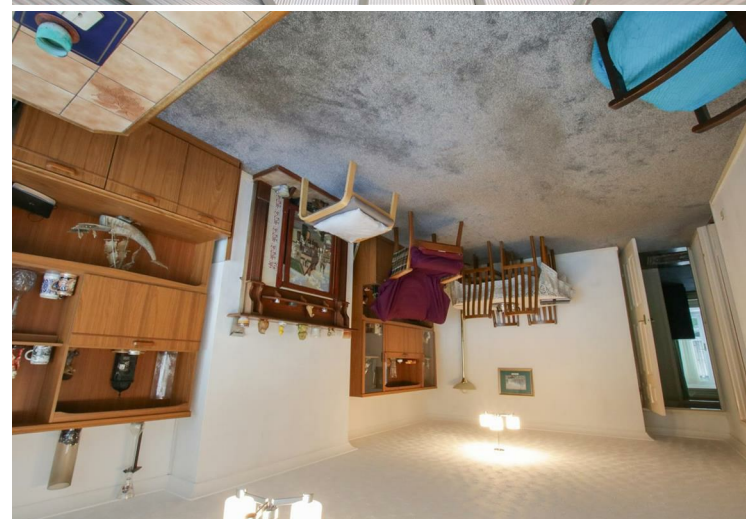
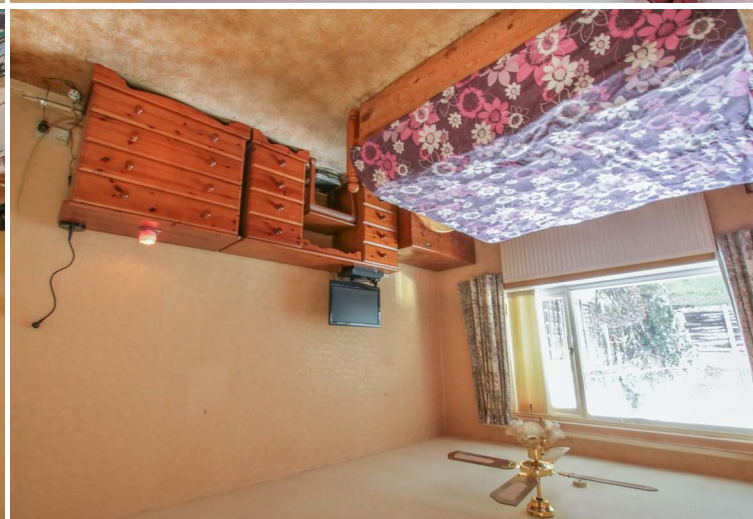
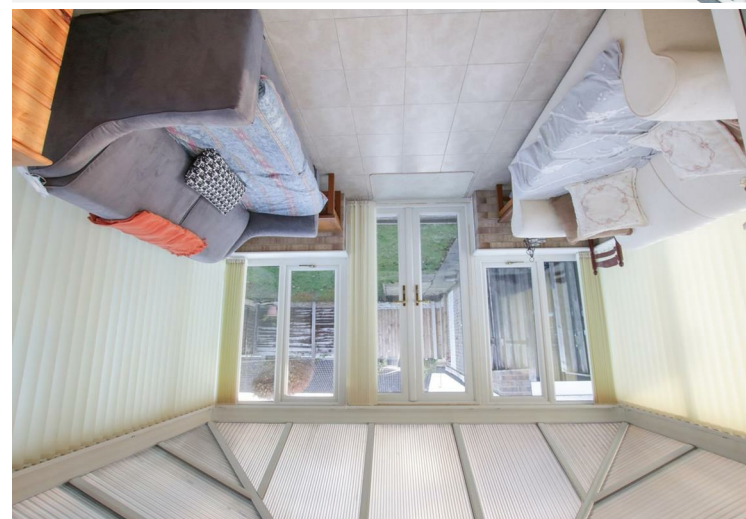
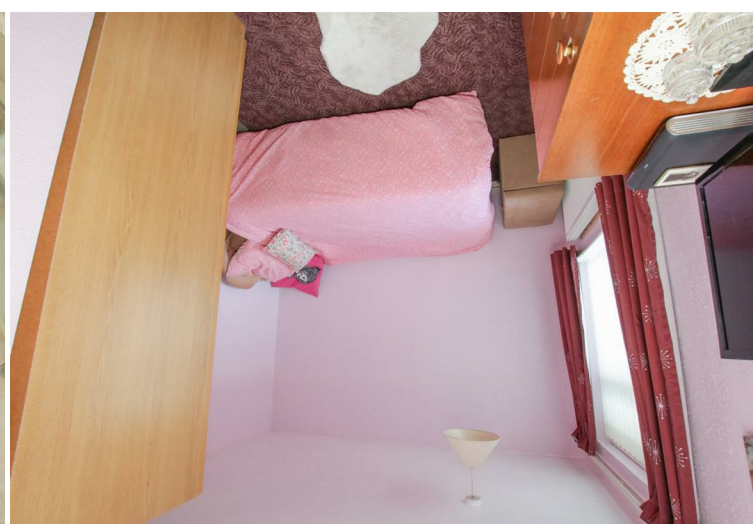
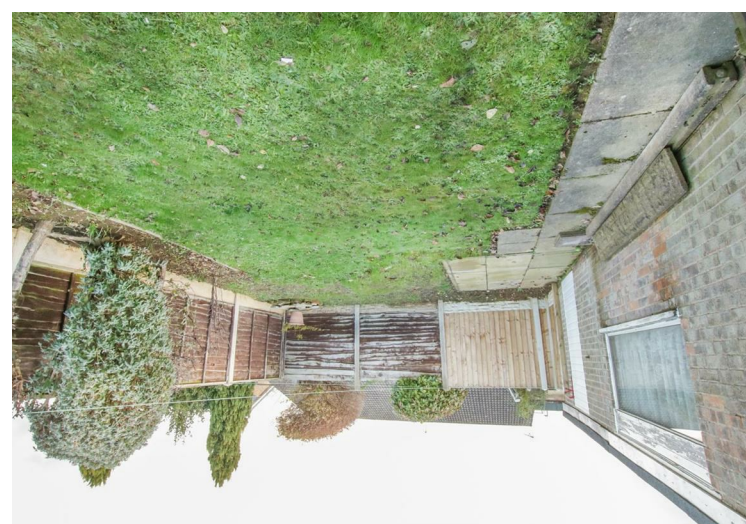




horton knights of doncaster

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Ladycroft Road, Armthorpe, Doncaster, DN3 3RP  
Offers Over £170,000 - £190,000



SPACIOUS 3 BEDROOM SEMI DETACHED BUNGALOW / PVC CONSERVATORY / GAS RADIATOR CENTRAL HEATING / PVC DOUBLE GLAZING / GREAT LOCATION WITHIN ARMTHORPE VILLAGE / EARLY VIEWING ESSENTIAL //

Located on this popular roadway within Armthorpe village, a good sized 3 bedroom semi detached bungalow with the addition of a PVC conservatory. It has a gas radiator central heating system, PVC double glazing and briefly comprises: spacious living room, kitchen, inner lobby, 3 well proportioned bedrooms, shower room and a PVC double glazed conservatory. Outside are the front and rear gardens, the front has been block paved with a long side driveway leading to a detached brick garage. Situated close to a range of local amenities including shops, supermarkets, bus routes etc. Offered with no onward chain and vacant possession... viewing is highly recommended.

**ACCOMMODATION**  
A PVC double glazed entrance door leads into the kitchen.

**KITCHEN**  
**9'7" x 8'9" (2.92m x 2.67m)**  
This is fitted with a range of high and low level units with a work surface over and a tiled splashback. There is a 1 1/2 bowl composite style sink with a mixer tap, a recess for a gas cooker with electric laid on, plumbing for an automatic washing machine, room for a tall fridge freezer, tiled flooring, a PVC double glazed window, a central heating radiator and a ceiling light. A door from here continues into the front facing living room.

**LIVING ROOM**  
**19'0" max x 10'6" (5.79m max x 3.20m)**  
A good size front facing reception room, it has a broad PVC double glazed window, a central heating radiator, coving, two ceiling lights and a feature fireplace with a gas fire fire inset (not tested). A door from here leads to the inner lobby.

**INNER LOBBY**  
There is an access point into the loft space, a deep storage cupboard and doors to the bedrooms and shower room.

**BEDROOM 1**  
**12'4" x 10'2" (3.76m x 3.10m)**  
A large double room, it has a PVC double glazed window to the rear, a central heating radiator, a ceiling light and inbuilt cupboards.

**BEDROOM 2**  
**10'2" x 8'9" (3.10m x 2.67m)**  
This has now been remodeled and gives access into the conservatory. There is a central heating radiator,

a ceiling light and PVC double glazed double opening doors lead into a large PVC double glazed conservatory.

**PVC CONSERVATORY**  
**12'0" x 12'0" (3.66m x 3.66m)**  
This has 2 PVC double glazed double opening doors which lead out onto the rear garden, PVC double glazed windows to the side and rear elevations, tiled flooring, a central heating radiator, a pitched poly carbonate style roof and two wall lights.

**BEDROOM 3**  
**10'2" max x 8'10" (3.10m max x 2.69m)**  
Located at the front of the property, this is a good sized third bedroom and has a PVC double glazed window to the front, a ceiling light and a central heating radiator.

**SHOWER ROOM**  
Fitted with a white suite comprising of a shower enclosure with an electric shower, a wash hand basin, a low flush W/C, tiling to the walls, a PVC double glazed window and a central heating radiator.

**OUTSIDE**  
The property stands on an attractive plot, the front has been hard landscaped designed for lower and easier maintenance, with decorative stones and an ornamental feature bed. A side driveway provides car standing and continues along the side of the property, leading to a brick built detached garage.

**DETACHED GARAGE**  
This has a metal up and over door and a window to the side.

**REAR GARDEN**  
The rear garden is all nicely enclosed, it is mainly lawned with concrete posts and timber fencing to the perimeters.

**AGENTS NOTES:**  
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler...

COUNCIL TAX - Band .....

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