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Levet Road, Cantley, Doncaster, DN4 6JH  
Offers Over £170,000



IMMACULATE EXTENDED 2 DOUBLE BEDROOM SEMI / SUNROOM & SEPARATE WC EXTENSION TO THE REAR / GORGEOUS FULLY FITTED DINING KITCHEN / INTEGRATED APPLIANCES / BEAUTIFUL LANDSCAPED REAR GARDEN / 2 OFF ROAD PARKING SPACES / EV CHARGE POINT / VIEWING ESSENTIAL //

An internal viewing is a must on this gorgeous extended and upgraded 2 double bedroom semi detached house. Offering larger than average living including a stunning modern kitchen with diamanté quartz work surfaces. It has a modern gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, attractive front facing lounge, newly fitted kitchen with integrated appliances and quartz work surfaces, rear sunroom extension and a ground floor wc, first floor landing, 2 double bedrooms and a modern white bathroom. Outside there is two off road parking spaces plus an EV charge point, landscaped enclosed rear garden with timber summerhouse style shed. Popular location with access to local amenities, schools, shops and easy access to Lakeside retail and leisure plus access to the motorway network.

ACCOMMODATION

A PVC double glazed entrance door with decorative glazing inset and a fan light over, leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, inset spotlighting to the ceiling and a door to the lounge.

LOUNGE

**13'0" x 12'6" (3.96m x 3.81m)**  
An attractive front facing reception room, it has a broad PVC double glazed window to the front, a central heating radiator, an air conditioning exhaust point, coving to the ceiling, a central ceiling light and a door which leads to the kitchen.

DINING KITCHEN

**15'8" x 9'10" (4.78m x 3.00m)**  
The dining kitchen has a real wow factor, recently remodelled and fitted with an attractive range of modern high and low level, units with a high gloss handleless cabinet door, a contrasting diamante style quartz work surface with a matching splashback. Integrated appliances include a four ring induction hob, a contemporary style extractor hood, an integrated twin oven and grill, and an integrated dishwasher. There is a composite style single drainer sink with a contemporary mixer tap, plumbing for an automatic washing machine and room for a tumble dryer plus space for a tall fridge freezer. There is modern large format tiled floor, an electric ceramic radiator, inset spotlighting to the ceiling including feature pendant and cabinet lighting, a PVC double glazed window to the side and a PVC double glazed exterior door. Open under stairs cupboard area which has utilities, shelving and power laid on.

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

HEATING - Gas radiator central heating, controlled by a Hive smart system. Age of boiler 2016.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 2000 mbps and upload speeds of up to 2000 mbps. Access to BT fibre and Virgin Media.

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

SUN ROOM

**10'4" x 8'6" (3.15m x 2.59m)**  
This forms part of a more recent extension, it is a good size, and has 2 PVC double glazed double opening doors which lead out to the rear garden and patio, 2 double glazed velux windows with solar powered electric blinds, inset spotlighting to the ceiling, a central heating radiator and a door to a ground floor W/C.

GROUND FLOOR W/C

Originally designed as a bathroom, there is plumbing and waste laid on for a shower/ bath if required. It has a low flush W/C, a wash hand basin inset to a vanity cabinet with a modern tiled splashback, a contemporary style towel rail/ radiator, vinyl flooring, inset spotlighting to the ceiling, an extractor fan, a fused shaver point and a PVC double glazed window.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point to the insulated and fully boarded loft space, and air conditioning exhaust point, inset spotlighting and doors to the bedrooms and bathroom.

BEDROOM 1

**12'6" x 11'2" (3.81m x 3.40m)**  
A large double bedroom, it has a broad PVC double glazed window to the front, a central heating radiator, inset spotlighting to the ceiling and a central ceiling fan unit. There is a deep built in cupboard with railing, creating a walk in style wardrobe and a central heating radiator.

BEDROOM 2

**12'0" x 9'7" (3.66m x 2.92m)**  
A good sized second double bedroom, it has a PVC double glazed window with an outlook over the

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,

property's rear garden, a central heating radiator and a ceiling light.

HOUSE BATHROOM

Smartly finished with a modern white suite comprising of a panelled bath with a shower over including a glazed shower screen, a wash hand basin and a low flush W/C inset to bathroom furniture. A contemporary style towel rail/ radiator, a PVC double glazed window, inset spotlighting to the ceiling, modern wall tiling and a matching tiled floor covering.

OUTSIDE

To the front of the property, there is an attractive garden area. This has been designed to create car parking for 2 cars side by side, with decorative stones, ornamental flower beds and an EV charge point (7 kW). A pathway continues along the side of the property and gates lead through to the rear garden.

REAR GARDEN

The rear garden is a particularly good size, it enjoys a south westerly facing aspect and has concrete posts and timber fencing to the perimeters. There is a paved patio and sitting area which extends across the rear elevation and there is a further artificial lawn beyond with decorative stone borders including several maturing shrubs and plants. To the far corner there is a summer house style shed with double doors, power and light. External flood lighting, power and hot and cold external taps.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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.

