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Ashburnham Gardens, Sprotbrough, Doncaster, DN5 8BT  
Guide Price £210,000 - £220,000

**3 BEDROOM SEMI-DETACHED HOUSE / CONTEMPORARY OPEN PLAN GROUND FLOOR LAYOUT / MULTI-FUEL BURNER / FITTED KITCHEN INCLUDING APPLIANCES / CONTEMPORARY STYLE MODERN BATHROOM / MORE OPEN OUTLOOK TO THE REAR / LARGE DETACHED GARAGE AND UTILITY / VIEWING ESSENTIAL**

Finished with a modern contemporary layout, an attractive 3 bedroom semi-detached house on this popular roadway. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, open plan lounge/ dining/ kitchen with integrated appliances and double doors onto the rear garden. First floor landing, 3 bedrooms, the main bedroom has fitted wardrobes plus a contemporary style white bathroom with shower. Outside are attractive gardens a long side driveway, large garage, the rear converted to a utility room. Attractive more open outlook to the rear. Well placed with access to amenities within Sprotbrough village including good local schools plus access to the A1 and motorway networks. **VIEWING ESSENTIAL.**

**ACCOMMODATION**

A slate tiled portico gives shelter to a composite type double glazed entrance door with matching side screens and leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator, coving, central ceiling light and an oak and glass internal door leads through into the lounge. The staircase gives access to the first floor landing. From here there is a PVC double glazed window to the side, coving, central ceiling light plus access into the loft space with retractable ladder and light laid on.

**LOUNGE**

**12' x 10'10" (3.66m x 3.30m)**

There is a feature central fireplace with multi-fuel burner inset, a broad PVC double glazed window, central heating radiator, coving, central ceiling light and a broad opening in to a large dining kitchen.

**OPEN PLAN DINING KITCHEN**

**18'3" x 8'10" (5.56m x 2.69m)**

Within the dining area there are two PVC double glazed doors which lead out onto a decked patio, a central heating radiator and inset spot lighting to the ceiling. This opens into a modern kitchen area, fitted with a range of modern high and low level units finished with a roll edged work surface. There is a four ring ceramic hob, integrated oven, composite style single drainer sink with contemporary style mixer tap. There is plumbing for a dishwasher, vinyl floor covering, central heating radiator, PVC double glazed window which gives an outlook over the property's rear garden and a PVC double glazed side door. There is a further deep built-in storage cupboard.

**FIRST FLOOR LANDING**

From here there is a PVC double glazed window to the side, coving, central ceiling light plus access into the loft space with retractable ladder and light laid on.

**BEDROOM 1**

**12'2" x 10'10" (3.71m x 3.30m)**

A lovely double bedroom, it has a broad PVC double glazed window to the front, central heating radiator, a range of fitted bedroom furniture containing hanging rail and storage, coving and ceiling light.

**BEDROOM 2**

**12'2" x 11' (3.71m x 3.35m)**

A good sized second double bedroom. It has a PVC double glazed window with an outlook to the rear, central heating radiator, central ceiling light and a built-in cupboard set to the recess which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**BEDROOM 3**

**9' x 5'9" (2.74m x 1.75m)**

PVC double glazed window to the front, central heating radiator and a central ceiling light.

**BATHROOM**

The house bathroom is beautifully re-modelled, and fitted with a modern suite that comprises of a panelled bath with a mains plumbed thermostatic shower over including a glazed shower screen, wash hand basin inset to vanity unit and a low flush wc. There is modern tiling to the walls coordinating vinyl floor covering, PVC double glazed window, inset spot lighting to the ceiling, an extractor fan, an illuminating wall mirror and a contemporary style towel rail/radiator.

**OUTSIDE**

To the front of the property there is an enclosed garden which is mainly lawned with a shaped flower border, brick walling and fencing to the perimeters. A dropped kerb gives access to a side drive which continues alongside of the property and leads to the rear garden and a large detached brick garage.

**GARAGE**

**20'6" x 12'5" overall (6.25m x 3.78m overall)**

With up and over door, personnel door, new rubber roof, power and light laid on. The rear of the garage has been subdivided to create a separate utility room.

**UTILITY ROOM**

**11'0" x 7'0" (3.35m" x 2.13m")**

Fitted with a range of modern high and low level units finished with white high gloss cabinet door, a contrasting diamante work surface, there is a single drainer stainless steel sink, plumbing for automatic washing machine and tumble dryer, slimline panel heater, LVT flooring, and a central ceiling light.

**REAR GARDEN**

The rear garden is a good size, it is nicely enclosed with fencing to perimeters, there is a decked patio and sitting area which leads onto the lawn. It should be noted the property enjoys a more pleasant open aspect beyond.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where

stated. Age of units, various (2018/ 2022).

HEATING - Gas radiator central heating. Age of boiler 2013.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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.

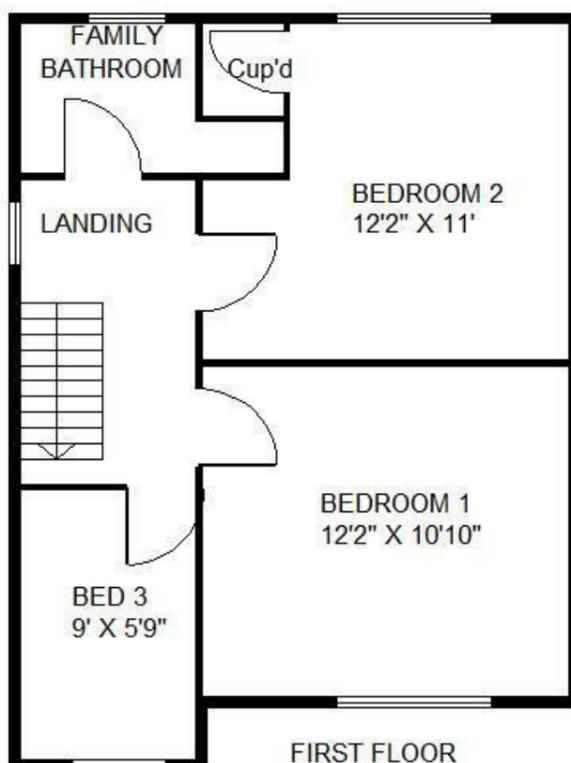
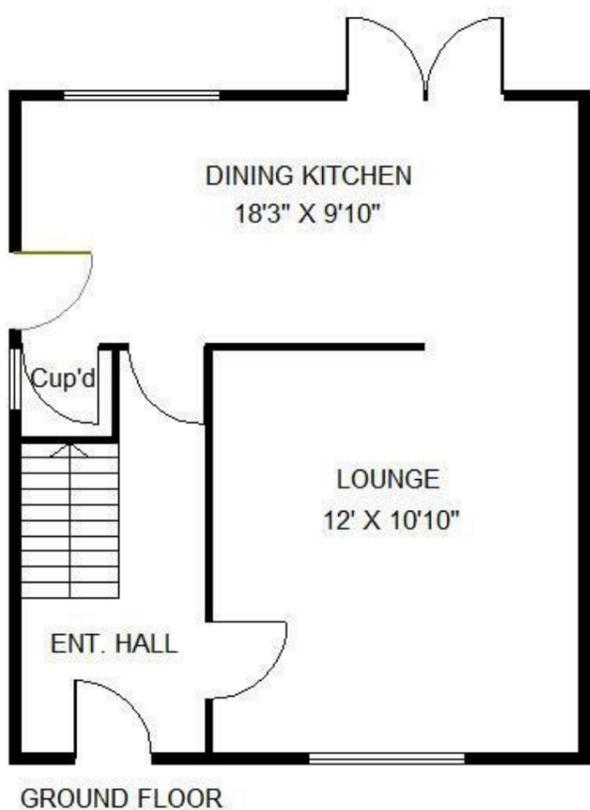
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(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	