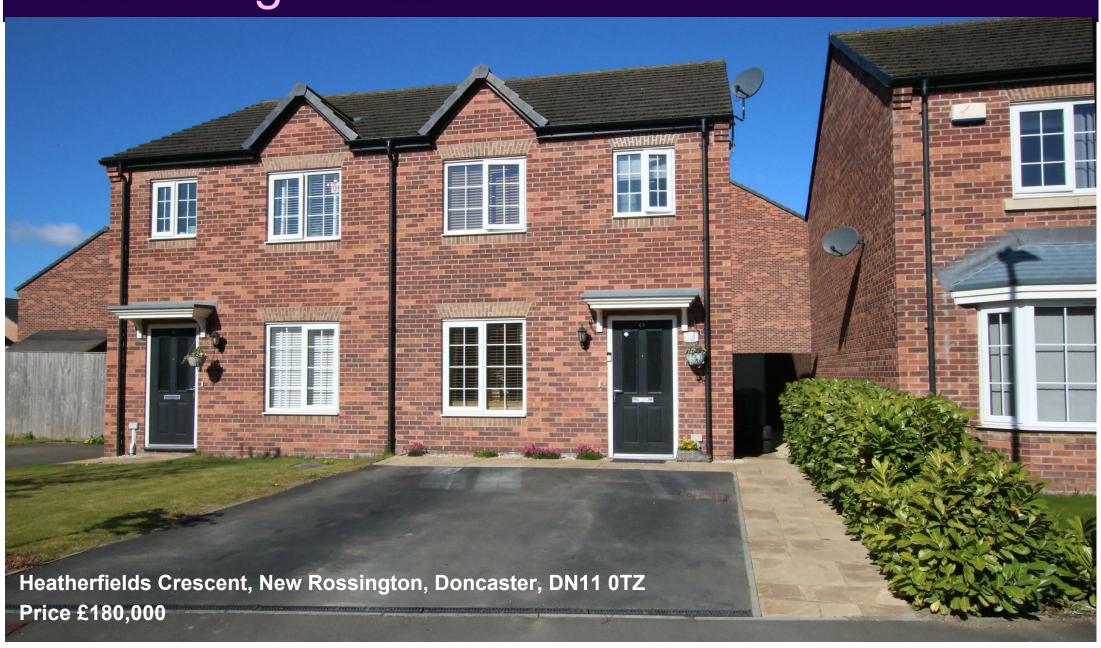


horton knights of doncaster



lettings

and service

JUST LISTED......A MODERN 3 BEDROOM SEMI / ATTRACTIVE LIVING THROUGHOUT / LARGE DINING KITCHEN WITH INTEGRATED APPLIANCES / GROUND FLOOR WC / 3 GOOD BEDROOMS / EN-SUITE SHOWER ROOM / 2 OFF ROAD PARKING SPACES / ATTRACTIVE REAR GARDEN / PRICED TO

This attractive home sits on a very desirable modern estate and and offers fashionable, ready to move in to living. It has a gas radiator central heating system via a combination boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, attractive front facing lounge, open plan dining kitchen with integrated appliances, inner lobby with pantry style storage, ground floor w/c, first floor landing, three bedrooms, all of which are a good size, en-suite shower room plus a modern white house bathroom. Outside there is an enclosed rear garden, mainly lawned with a small patio. Popular residential development offering excellent commuting via the link road, M18 and A1 including access to local amenities and Doncaster's Lakeside Retail & Leisure.

ACCOMMODATION

A 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 ceiling light, a smoke alarm and a door into the lounge.

LOUNGE

14'0" x 12'3" (4.27m x 3.73m)

An attractive front facing room, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a doorway continuing into an inner lobby.

INNER LOBBY

This has a deep built in pantry style understairs cupboard, a tiled floor covering and a door to the ground floor W/C.

GROUND FLOOR W/C

Fitted with a modern 2 piece white suite comprising of a low flush W/C, a wash hand basin, an extractor fan, a central heating radiator and a continuation of the tiled flooring.

MODERN DINING KITCHEN 15'6" x 9'6" (4.72m x 2.90m)

This is probably better demonstrated by the floorplan and photographs, it is a good size and is fitted with a range of modern high and low level units finished with a rolled edge work surface. There is a range of integrated appliances to include a four ring gas hob with extractor hood, an integrated double oven, an integrated fridge freezer, an integrated washing machine and an integrated dishwasher. There is a single drainer 1 ½ bowl stainless steel sink unit

with a rinse style tap and concealed behind one of the

type boiler which supplies the domestic hot water and

corner cabinets is a wall mounted gas fired combination

central heating systems. There are 2 PVC double glazed double opening doors which lead out onto the rear garden, a PVC double glazed window, tiled flooring, 2 ceiling lights and an extractor fan.

FIRST FLOOR LANDING

There is an access point into the loft space, a smoke alarm, a ceiling light, a central heating radiator and doors to the bedrooms and bathroom.

BEDROOM 1

11'0" x 9'2" (3.35m x 2.79m)

With a PVC double glazed window giving an outlook to the front, a central heating radiator, a central ceiling light, a deep recess suitable for built in wardrobes and a door to the en suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising of a corner shower enclosure with an independent electric shower, a wash hand basin and a low flush W/C. There is tiling to the shower area and half walls, a coordinating floor tile, a central heating radiator, a PVC double glazed window, a ceiling light and an extractor fan.

BEDROOM 2

10'9" x 8'8" (3.28m x 2.64m)

A good sized second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

11'8" x 6'6" (3.56m x 1.98m)

A comfortable third bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath with a cradle shower and mixer, a floating wash hand basin and a low flush W/C. There is tiling to the half walls and splashbacks, coordinating tiled floor, an extractor fan and a central ceiling light.

OUTSIDE

To the front of the property, there is a double width driveway which provides ample car standing and a neat, well tendered garden area.

REAR GARDEN

The rear garden is all nicely enclosed, it is not directly overlooked and has timber fencing to the perimeters, a paved patio and sitting area which extends across the rear elevation, shaped flowerbeds and borders, a timber shed and a summer house (available by separate negotiation).

AGENTS NOTES:

TENURE - FREEHOLD.

ESTATE CHARGE - An estate charge is payable. Details TBC.

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 tbc.

COUNCIL TAX - Band B

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.

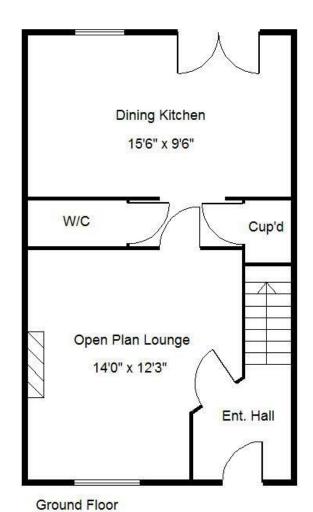
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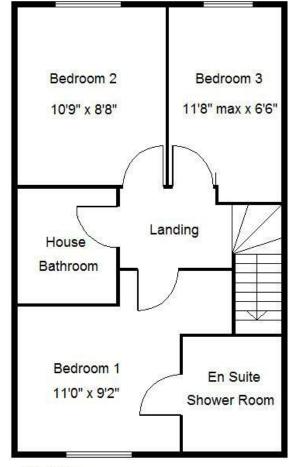
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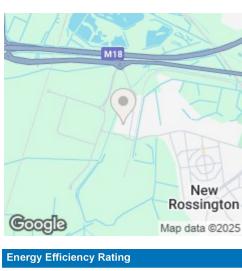
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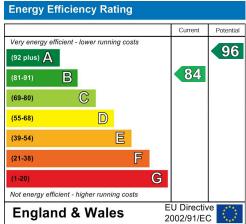
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First Floor