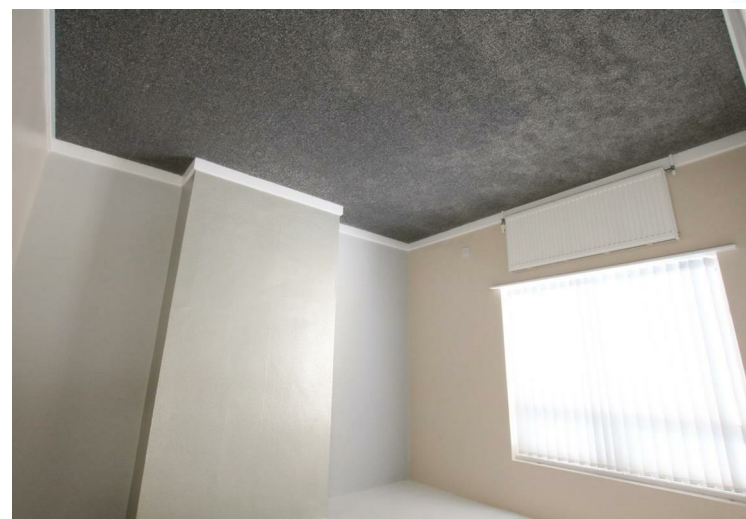




horton knights of doncaster

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Doncaster Lane, Woodlands, Doncaster, DN6 7LJ  
Offers Over £145,000 -£160,000

3 DOUBLE BEDROOM SEMI DETACHED HOUSE / SPACIOUS LIVING THROUGHOUT / GARDEN ROOM & GFWC/ EXTENSION / BEAUTIFUL OUTLOOK TO FRONT / DOUBLE WIDTH DRIVE / EXCELLENT TRANSPORT LINKS VIA A1 RED HOUSE INTERCHANGE & WALKING TO TRAIN STATION //

Located on this popular roadway with a beautiful view to the front, a good sized refurbished and redecorated 3 bedroom semi detached house. It's chain free and ready to go, so an early viewing is recommended. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance porch into a larger hall, spacious lounge and dining areas, garden room, fitted kitchen and a ground floor w/c. On the first floor there are 3 good sized bedrooms, all doubles and a new bathroom which includes a shower. Outside, there is ample parking to the front on a double width driveway and a pretty enclosed rear garden. Popular location with good access to local amenities, including local shops, schools etc. VIEWING ESSENTIAL.

ACCOMMODATION

A PVC double glazed entrance door with decorative glazed inset leads into an entrance porch.

ENTRANCE PORCH

From here, a broad opening leads into a larger entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation with spindle banister rail, central heating radiator, built-in understairs storage area plus a deep storage cupboard.

OPEN PLAN LOUNGE & DINING ROOM

24'7" into bay x 13'2" max (7.49m into bay x 4.01m max)

A beautiful room which has a broad PVC double glazed window to the front, a feature fireplace with electric fire inset, two double panel central heating radiators, coving to the ceiling and two central ceiling light points. Timber double glazed sliding patio doors lead into the garden room.

GARDEN ROOM/PLAY ROOM

17'1" max x 7'0" max (5.21m max x 2.13m max)

A very useful additional space, it has double glazed double opening doors which lead out into the rear garden, three double glazed timber windows to the side, one double glazed side entrance door and two wall lights.

GROUND FLOOR W/C

5'1 x 3'1 (1.55m x 0.94m)

Fitted with a low flush W/C, wash hand basin, central heating radiator and tiling to the walls.

FITTED KITCHEN

15'9" x 7'4" (4.80m x 2.24m)

All smartly finished with a range of modern fitted units including a roll edged work surface and a composite style 1½ bowl sink with mixer tap. There is a deep recess suitable for a gas cooker with extractor hood above and tiled splash backs. To the opposite side, there is a breakfast bar which also provides storage for under counter fridge freezer, tumble dryer etc. plus extends to provide a breakfast sitting area with a central heating radiator, new laminate flooring, two ceiling lights and a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems.

FIRST FLOOR LANDING

This has a PVC double glazed window, double central heating radiator, ceiling light and a deep built-in cupboard with an access point into loft space.

BEDROOM 1

11'0" x 10'0" (3.35m x 3.05m)

A good sized double bedroom which has a PVC double glazed window to the front with a pleasant open outlook, a central heating radiator and a central ceiling light.

BEDROOM 2

10'9" x 10'0" (3.28m x 3.05m)

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

BEDROOM 3

10'7" x 9'0" (3.23m x 2.74m)

Would still hold a double bed, it has a PVC double glazed window to the rear, a central heating radiator and a ceiling light.

BATHROOM

7'5 x 6'3 (2.26m x 1.91m)

All beautifully fitted with a new white suite that comprises of a shower style bath with a glazed shower screen and a mains plumbed thermostatic shower, including a rainfall style shower head, a wash hand basin and a low flush W/C. There is a chrome style towel rail/radiator, a PVC double glazed window, a ceiling light and a new vinyl floor covering.

OUTSIDE

To the front of the property there is a good sized lawned garden which has fencing to the perimeters. There is a double width block paved drive suitable for two cars plus to the side of that there is a further shared driveway which continues and gives access to the rear of the property.

REAR GARDEN

There is an enclosed garden with timber fencing to the perimeters, it is part lawned and part paved creating a patio and seating area.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - A mixture of PVC double glazing and timber double glazing where stated. Age of units various.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler TBC

COUNCIL TAX - Band A.

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.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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