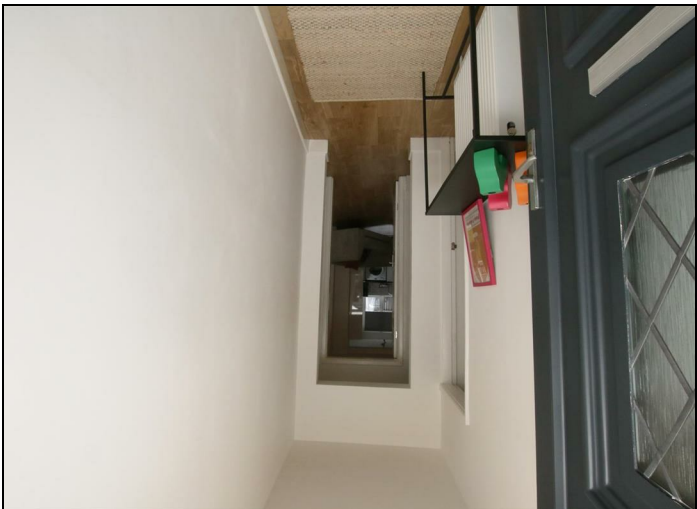
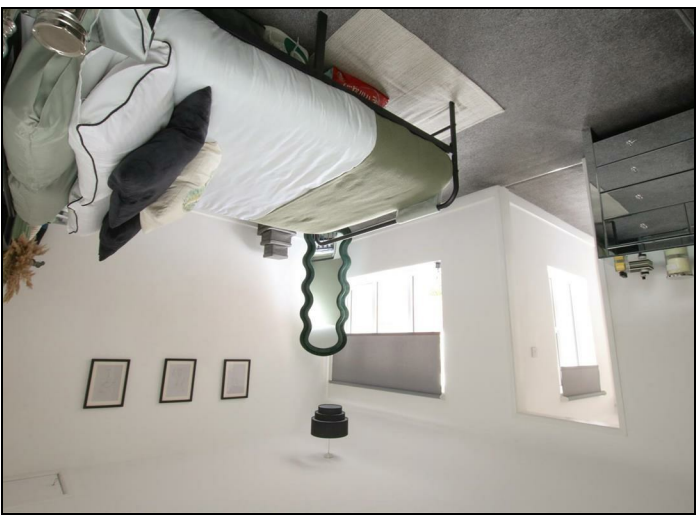
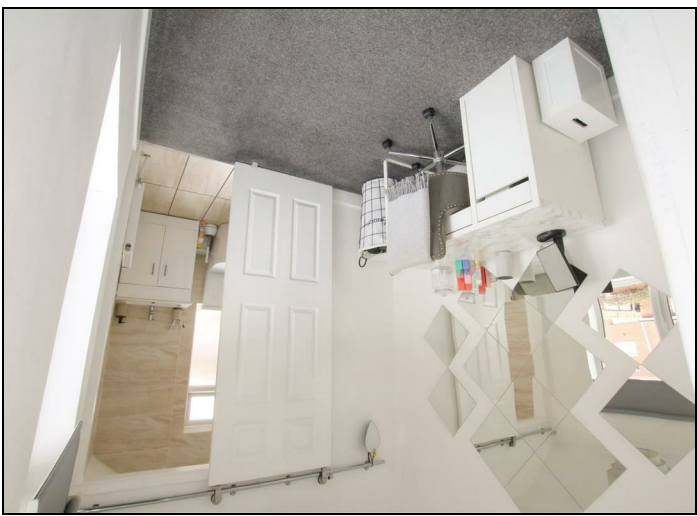
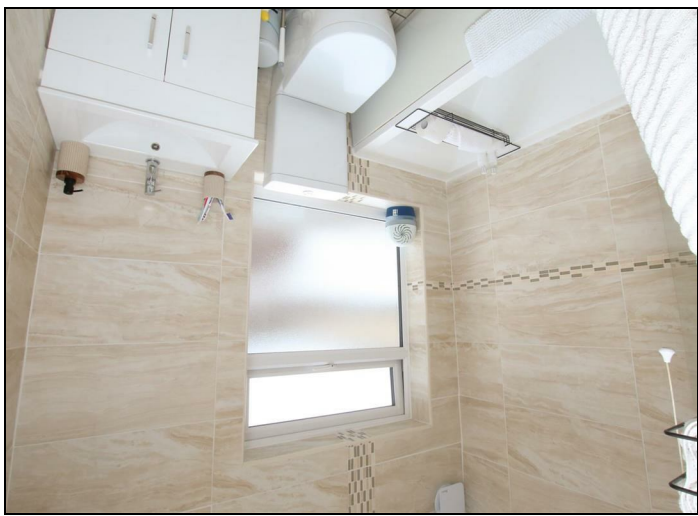




sales
lettings
and service

horton knights of doncaster



Edlington Lane, Warmsworth, Doncaster, DN4 9LS
Guide Price £150,000

INTERNAL VIEWING ESSENTIAL / STUNNING INTERIOR / SPACIOUS 2/3 BEDROOM HOUSE / FULLY REFURBED APPROX 4 YEARS AGO / GARAGE & PARKING / PRETTY REAR GARDEN / NO CHAIN / MOTIVATED SELLER //

Having undergone a comprehensive refurbishment approx 4 years ago, and presented with a very fashionable interior this spacious house needs to be viewed. It offers 3 reception areas, including a separate ground floor room which could be used as a bedroom, a newly fitted kitchen with integrated appliances, and a ground floor shower room. On the first floor there are 2 bedrooms, a nursery/ or dressing room and a bathroom. Plus access into a fully boarded and lined attic with a window. Outside there is ample parking to the front, a large garage and a pretty enclosed rear garden with a timber hut. The property offers god access to amenities within Warmsworth including popular schools plus good access to the A1 and motorway networks. VIEWING ESSENTIAL.

ACCOMMODATION

Two PVC double glazed double opening doors lead into the entrance porch.

ENTRANCE PORCH

This has a modern laminate floor covering, ornate arch and a further PVC double glazed exterior door leading to the entrance hall.

ENTRANCE HALL

Again all beautifully finished which sets the theme for the remainder of the property. There are modern white flat painted walls, a double panel central heating radiator, laminate floor covering and a central ceiling light.

DINING ROOM / BEDROOM

14'1 x 9'10 (4.29m x 3.00m)

Presently used as a dining room, but could be used as a ground floor bedroom. It has a PVC double glazed bay window to the front, modern laminate flooring, double panel central heating radiator, coving and a central ceiling light.

OPEN PLAN LOUNGE & DINING AREA

14'2" x 11'11" / 11'3" x 7'9" (4.32m x 3.63m / 3.43m x 2.36m)

A large open plan living space, the lounge area has a feature painted wall, a modern laminate floor covering, central ceiling light, double panel central heating radiator, deep built-in understairs storage cupboard which has light laid on. A broad arch to the far end leads into a the dining area (presently used as a home office) it has two PVC double glazed double opening doors which lead out onto the rear garden, laminate floor, double panel central heating radiator, feature wall lighting and a high level PVC double glazed window.

FITTED KITCHEN

14'9 x 12'0 (4.50m x 3.66m)

The kitchen is fitted with a range of modern high and low level units finished with a white high gloss cabinet doors and a contrasting worksurface. There is a four ring ceramic hob, matching splashback, extractor hood and an integrated oven. There is plumbing and recess for a washing machine and space for a tall fridge freezer. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems. There are two PVC double glazed windows, modern large format grey tiled floor, double panel central heating radiator and two central ceiling lights.

GROUND FLOOR SHOWER ROOM

6'6 x 4'9 (1.98m x 1.45m)

All smartly fitted with a modern suite, there is a walk-in shower, low flush WC, tiling to the walls and coordinating floor tiles, central heating radiator, PVC double glazed external door, extractor fan, PVC double glazed window and a central ceiling light.

FIRST FLOOR LANDING

From here there are doors to the bedrooms.

BEDROOM 1

14'6 x 13'9 (4.42m x 4.19m)

A very large double bedroom, it has a deep PVC double glazed bay window to the front, central ceiling light, central heating radiator and feature wall lights.

BEDROOM 2

14'4 x 11'2 (4.37m x 3.40m)

An excellent sized second double bedroom, it has a PVC double glazed window to the rear, central ceiling

light, central heating radiator and a door to the nursery/ dressing room. There is an access into a fully boarded and lined loft space which also has a window. (The seller has had informal discussions with DMBC, and with an approved staircase design the upper floor bedroom could be re-instated.)

DRESSING AREA / NURSERY ROOM

7'4 x 6'7 (2.24m x 2.01m)

This has a PVC double glazed window, central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern white suite comprising of panelled bath, mixer shower over bath including a glazed shower screen pedestal wash basin set onto a vanity unit and a low flush W/C. There is tiling to the four walls, co-ordinating floor tiles, PVC double glazed window and an extractor fan.

OUTSIDE

To the front of the property there is a new concrete paved driveway which provides car standing for several vehicles and in turn leads to an attached brick garage.

REAR GARDEN

A pretty rear garden which is enclosed with fencing and brick walling to the perimeters. It is part lawned with a paved patio, large timber shed with power and light laid on.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units approx. 6 years old.

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler approx. 6 years old.

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

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.

