

horton knights of doncaster

sales
lettings
and service



Winchester Way, Scawsby, Doncaster, DN5 8LW
Guide Price £260,000 - £275,000

GUIDE PRICE £260,000 - £275,000

EXTENDED 3/4 BEDROOM SEMI-DETACHED HOUSE/ SIDE EXTENSION OFFICE OR BED 4, UTILITY AND SHOWER ROOM / SPACIOUS LIVING AREA / MODERN OPEN DINING KITCHEN ARRANGEMENT / THREE LARGE FIRST FLOOR BEDROOMS / ATTRACTIVE LANDSCAPED REAR GARDEN / BRICK BUILT STUDIO 3 CAR PARKING TO THE FRONT / GREAT POSITION / CLOSE TO GOOD SCHOOLS / EARLY VIEWING ESSENTIAL //

Located on this popular roadway this extended 3/4 bedroom semi-detached house offers very spacious living with the benefit of a large side extension, plus a garden studio room. It 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. Spacious lounge, dining/kitchen, studio/bedroom 4, utility room and ground floor shower room. First floor landing: 3 double bedrooms and a bathroom. Outside there is off road parking for 3 cars to the front, enclosed rear garden with brick built studio room creating additional space, perfect for a home office or similar. Well placed with access to the local amenities including good local shops, schools etc. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION

A canopy gives shelter to a PVC double glazed entrance door with matching side screens and leads into the property's entrance hall.

ENTRANCE HALL

6'7" x 5'2" (2.01m x 1.57m)

This is fitted with a LVT style floor covering, a staircase to the first floor accommodation, double panel central heating radiator, built-in cloaks cupboard and door to lounge.

LOUNGE

16'1" max x 12'3" max (4.90m max x 3.73m max)

An attractive and good sized room, it has a continuation of the LVT style flooring and pvc double glazed bow window to the front, central heating radiator, inset spotlighting to the ceiling, coving and door from here leads through into the dining kitchen.

DINING/ KITCHEN

17'9" x 10'1" (5.41m x 3.07m)

A good size and fitted with a range of high and low level units finished with a work surface over. There is a deep recess suitable for a Range style cooker with extractor hood above (available by negotiation). There is a 1½ bowl composite style sink with mixer tap, integrated dishwasher, pull out bin, deep recess suitable for an American style fridge freezer. There is laminate floor covering, inset spotlighting, pvc double glazed window. From the dining area there is two pvc double glazed double opening doors which lead out onto rear patio, double panel central heating radiator, LVT flooring, coving and inset spotlighting to the ceiling.

SIDE EXTENSION

17'8" x 6'0" (5.38m x 1.83m)

This gives an opportunity for a ground floor office or a ground floor bedroom. It has a pvc double glazed window to the front, double panel central heating radiator, inset spotlighting to the ceiling, built-in understairs storage cupboard and door continues through into a rear lobby and utility.

REAR LOBBY AND UTILITY

This is all smartly finished, there is fitted units, a central heating radiator, ceiling lights, a recess suitable for a washing machine and tumble dryer etc. A wall mounted gas fired combination type boiler supplies the domestic hot water and central heating systems, pvc double glazed exterior door, laminate floor and door to a ground floor shower room.

GROUND FLOOR SHOWER ROOM

8'6" x 2'7" (2.59m x 0.79m)

This is fitted with a white suite comprising of shower enclosure with independent electric shower unit, wash hand basin inset to vanity unit, low flush wc. There is pvc double glazed window, central heating radiator, inset spotlighting and a continuation of the lamination flooring.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, an access point into the loft space which has a retractable ladder and offers storage. Doors to the bedrooms and bathroom.

BEDROOM 1 FRONT

15'8" x 10'7" (4.78m x 3.23m)

A particularly large double bedroom as evidenced by the room measurements. There is a broad pvc double glazed window to the front, a range of fitted bedroom furniture, central heating radiator, inset spotlighting to the ceiling.

BEDROOM 2 REAR

12'0" max x 11'10" (3.66m max x 3.61m)

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

BEDROOM 3

11'0" x 7'1" (3.35m x 2.16m)

This is large enough to accommodate a double bed, it has a pvc double glazed window to the front, a central heating radiator, coving, ceiling light and built-in wardrobe over the stair bulkhead.

BATHROOM

7'8" x 5'5" (2.34m x 1.65m)

This is fitted with a white suite that comprises of a panelled bath with glazed shower screen including a mains plumbed thermostatic shower, floating wash hand basin and a low flush wc. There is tiling to the bathing area and splashbacks, contemporary style towel rail/radiator and built-in cupboards.

OUTSIDE

To the front of the property there is a hard landscaped garden designed to provide off road parking for 3 vehicles side by side. Ornamental wall to the adjoining perimeter.

REAR GARDEN

The rear garden is an enclosed, ithas a stone paved patio which extends across the rear elevation, further lawn with an additional patio to the far end. There is concrete posts and timber fencing to the perimeters creating a nice private sitting area. There is a shaped flower bed border. Within the garden there is a brick built studio style room with electric light and heating laid on. This creates an additional living space, or outside office.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

SOLAR PANELS OWNED OUT RIGHT.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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.

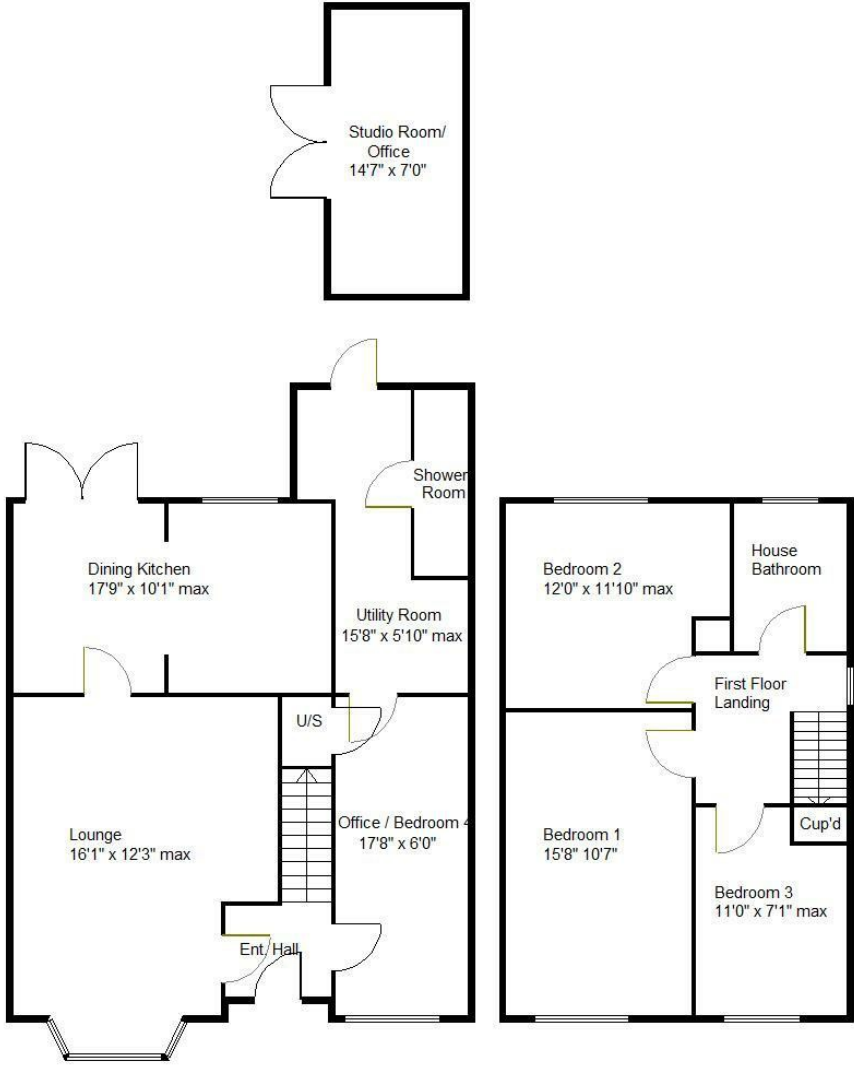
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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.



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