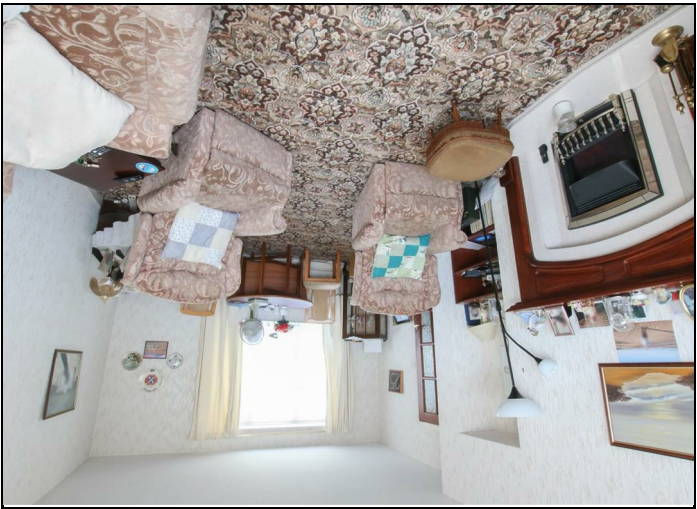
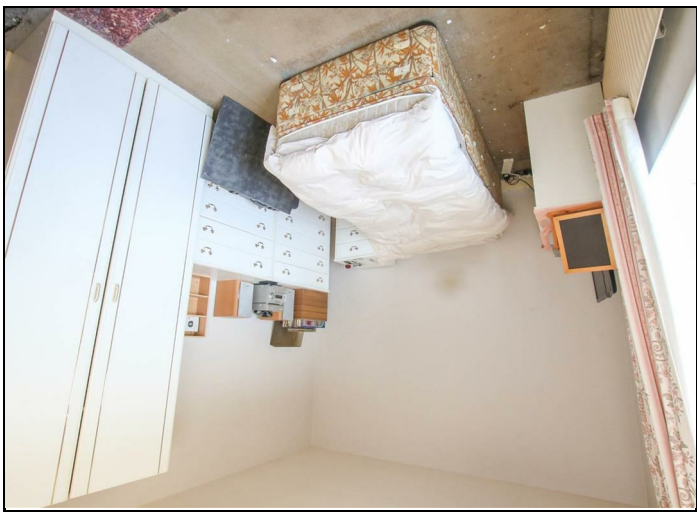




sales
lettings
and service

horton knights of doncaster



Broomhouse Lane, Edlington, Doncaster, DN12 1LJ
Offers Over £135,000

3 BEDROOM SEMI DETACHED HOUSE / LONG DRIVEWAY & DETACHED GARAGE / LARGE REAR GARDEN / SPACIOUS LIVING / 3 LARGE BEDROOMS / POPULAR ROADWAY AT THE TOP END OF THE VILLAGE / PRICED TO SELL / VIEWING ESSENTIAL //

The property is located close to the village amenities, including the shops and schools. It has pvc double glazing, gas central heating and comprises: Entrance hall, good sized through lounge, dining kitchen and a ground floor bathroom. To the first floor there are 3 good size bedrooms, the main bedroom is very large, and therefore possible to add a first floor bathroom if preferred. Outside there is off road parking and a detached garage, plus a long rear garden. Edlington has a good range of amenities, including a wide variety of shops, schools etc plus access to the A1 and motorway network. Priced to sell therefore early viewing is essential.

ACCOMMODATION
9'0" x 6'10" (2.74m x 2.08m)
A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This is a good size, it has a staircase to the first floor accommodation with built-in understairs storage cupboard, central heating radiator, central ceiling light and doors leading to

DUAL ASPECT LOUNGE
18'2" x 11'6" max (5.54m x 3.51m max)
This is a particularly good size, it has two pvc double glazed windows to the front and rear elevations, there are two central heating radiators, central fireplace with gas fire inset and a ceiling light.

DINING KITCHEN
12'7" x 10'8" (3.84m x 3.25m)
This is fitted with a range of high and low level units finished with a work surface over, a deep recess suitable for a gas cooker with an extractor hood above. There is a single drainer stainless steel sink unit and domestic appliance recesses including space for a washing machine with appropriate plumbing, fridge freezer etc. There is a double panel central heating radiator, ceiling light, pvc double glazed window and a pvc double glazed exterior door.

GROUND FLOOR BATHROOM
9'10" x 4'0" (3.00m x 1.22m)
This has a suite comprising of a panelled bath, pedestal wash hand basin and low flush wc. There is an electric shower over the bath with shower rail, two pvc double glazed windows, towel rail/radiator and a ceiling light.

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.

FIRST FLOOR LANDING
There is a pvc double glazed window to the front and access point into the loft space and doors leading to bedrooms.

BEDROOM 1
18'1" x 11'4" (5.51m x 3.45m)
This is a very large double bedroom as evidenced by the room measurements, it is typical for people to create a first floor bathroom. There are two pvc double glazed windows to the front and rear elevations, two central heating radiators and two ceiling lights.

BEDROOM 2 REAR
12'2" x 8'9" (3.71m x 2.67m)
A good size second double room which has a pvc double glazed window with an outlook to the rear, central heating radiator, in-built storage cupboard which houses the gas fired combination type boiler which supplies domestic hot water and the central heating systems.

BEDROOM 3
10'6" x 9'0" (3.20m x 2.74m)
A large third, it has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

OUTSIDE
To the front of the property there is a brick walled garden, part lawned, double gates give access to a side drive which continues along the side of the property to a detached sectional garage. It has a metal up and over door, power and light and a personnel side door

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.

REAR GARDEN
To the rear there is a very large garden, it has fencing to the perimeters. A paved patio and sitting extends across the rear elevation and leads onto a lawn. There is also a timber shed to the far end of the garden.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units approx. 25 years.

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler approx. 7 years.

COUNCIL TAX - Band A

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



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	