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Flint Road, Doncaster, DN2 6QD  
Offers Over £165,000



This really nicely proportioned mid town house sits in this popular residential district close to Doncaster city centre. It benefits from pvc double glazing and gas central heating via a combi boiler and comprises, entrance hall, lounge/ dining room, smart mart modern fitted kitchen, utility room, first floor landing, two very large double bedrooms with a really good sized third bedroom, contemporary modern style main bathroom. Outside the property has an open plan four court to the front with an enclosed rear garden. The properties proximity to local amenities including schools, main roads, bus routes and supermarkets would make it feel like an excellent family home which is ready to move into and enjoy. Viewing is HIGHLY recommended.

ACCOMMODATION

Pvc double glazed french style doors give access to the entrance hall.

ENTRANCE HALL

With grey wood style laminated flooring and wood paneled effect to the walls, central heating radiator, large walk in under stairs storage area with space for coats and shoes. With stairs rising to the first floor landing.

OPEN PLAN LOUNGE/ DINING

18'0" x 10'3" (5.49m x 3.12m)

The current owner had put a nice element of style into this room with a large pvc double glazed window to the front, double panel radiator, wood panel effect to the walls and grey wood style laminated flooring. There is white washed timber cladding to the chimney breast, creating a nice effect. An opening from here leads through into the kitchen.

KITCHEN

11'7" x 8'9" (3.53m x 2.67m )

The kitchen area is fitted with a lovely contemporary style kitchen with white gloss cupboards and base units, a rolled edge work surface incorporating a single bowl sink and there is decorative tiling to the splash backs. Integrated appliances include a four ring induction hob with matching glass splash back and modern style extractor hood above, an electric double oven, an integrated fridge freezer plus plumbing for a dishwasher with appliance recess. There is large ceramic tiling to the floor with pvc double glazed window to the rear and pvc double glazed french style doors, giving access to the rear garden. A door from here leads into the utility room.

UTILITY ROOM

6'6" x 6'5" (1.98m x 1.96m )

This is a useful space with plumbing for a washing machine and space for a further tumble dryer. There is a wall mounted gas central heating boiler, double glazed window to the rear, and tile effect vinyl floor covering.

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

With access to the loft space, built in cupboard with shelving, grey wood style laminated flooring and doors leading to the remaining accommodation.

MASTER BEDROOM

11'0" x 13'4" (3.35m x 4.06m )

This is a large double bedroom which extends part way over the passage way on the ground floor. It has space for free standing fitted wardrobes with still plenty of space. There is wood style laminated flooring, central heating radiator, pvc double glazed window to the front with brushed aluminium style spotlights to the ceiling.

BEDROOM 2

11'8" x 9'10 (3.56m x 3.00m )

This is another good sized double room, with pvc double glazed windows to the rear, central heating radiator with grey wood style laminated flooring.

BEDROOM 3

8'11" x 8'5" (2.72m x 2.57m )

For a third bedroom this is a very nice size and has a bed built in around the bulk head. There is a pvc double glazed window to the front, central heating radiator, and wood style laminated flooring.

HOUSE BATHROOM

The bathroom has undergone the contemporary style treatment and has a suite comprising of a low flush w/c with concealed cistern set into a high gloss grey vanity unit, white wash hand basin again in a matching vanity unit, and a paneled bath with mains plumb shower and shower screen. There is a wall mounted heated towel rail with full tiling to the walls and further ceramic tiling to the floor, Two pvc double glazed windows to the rear with pvc paneling to the ceiling and integrated white halogen spotlights.

OUTSIDE

To the front of the property there is an open plan four court with fencing to either side and a concrete pathway leading to the entrance door and leading to the passageway in between.

REAR GARDEN

The rear garden has been laid with artificial lawn and has a raised patio area at the back left hand corner of the garden. there is a timber storage shed and concrete post, with timber fencing to the outer boundary.

AGENTS NOTES:

TENURE - FREEHOLD.

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...

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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](http://www.hortonknights.co.uk)

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