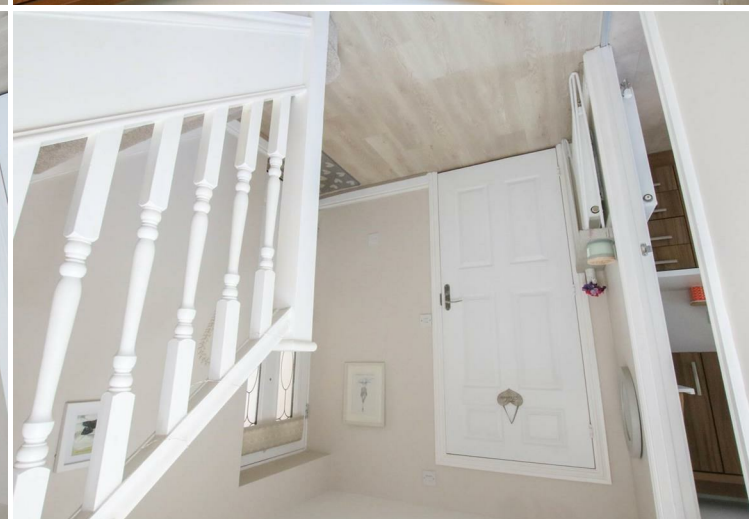
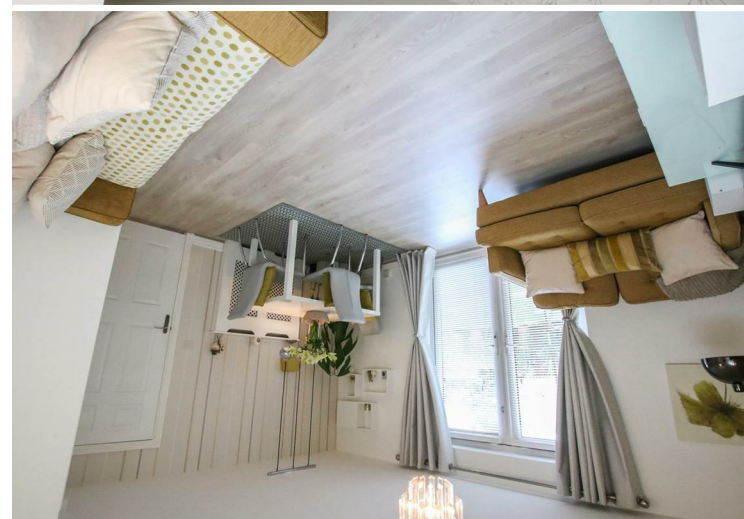
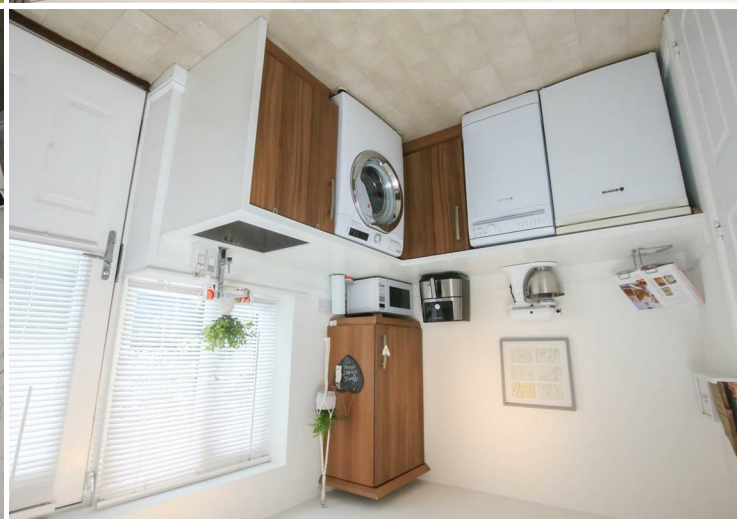
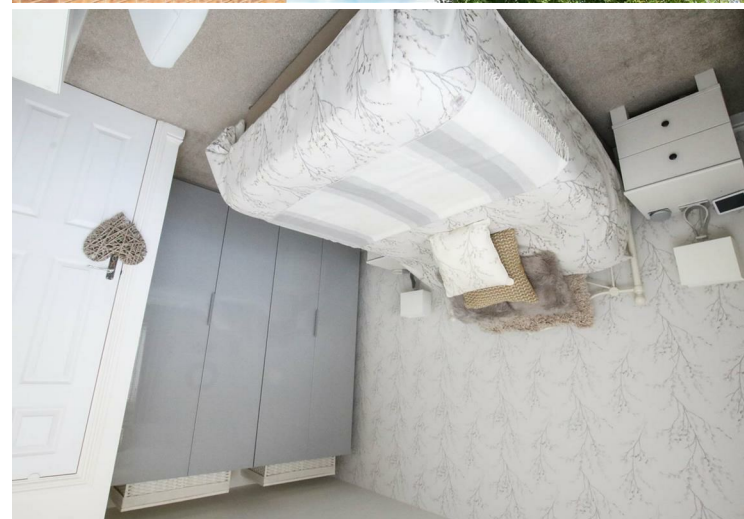




horton knights of doncaster

sales  
lettings  
and service



Aidans Close, Clay Lane, Doncaster, DN2 4RB  
Offers In Excess Of £140,000 - £145,000

\*\*\* GUIDE PRICE £140,000 - £145,000 \*\*\*

IMMACULATE TWO BEDROOM HOUSE / LOVELY POSITION QUIETLY TUCKED AWAY / BEAUTIFUL REAR GARDEN / OFF ROAD PARKING TO THE SIDE / CONTEMPORARY OPEN PLAN LOUNGE/DINING ROOM / MODERN FITTED KITCHEN / MODERN WHITE BATHROOM / EARLY VIEWING RECOMMENDED //

Located on this attractive modern development, in a quiet cul-de-sac position, an immaculate two bedroom house. The property 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, w/c, open plan living room with double doors onto the rear garden, beautiful modern kitchen with integrated cooking appliances, first floor landing, two double bedrooms and a modern white bathroom with shower. Outside are lovely gardens with off road parking to the side. Popular residential area with access to amenities, plus Wheatley shopping centre including M&S food Next etc. and access to the M18 and motorway networks. VIEWING ESSENTIAL.

ACCOMMODATION

A portico gives shelter along with an outside storage cupboard. There is a double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

This is all meticulously presented and sets the theme for the remainder of the property. It is finished with a laminate floor covering, there is a staircase to the first floor accommodation with a spindled banister rail, central heating radiator, central ceiling light, smoke alarm and door to a ground floor w/c.

GROUND FLOOR W/C

Fitted with a modern white suite which comprises of a low flush w/c and a corner wash hand basin, there is a continuation of a laminate flooring, central heating radiator and a ceiling light.

OPEN PLAN LOUNGE & DINING ROOM

14'3" x 13'6" max (4.34m x 4.11m max )

A beautiful room, it has two pvc double glazed double opening doors which give access onto the property's rear garden, two ceiling light points, laminate flooring, two central heating radiators, and a deep inbuilt under stairs storage cupboard.

MODERN KITCHEN

11'2" x 7'0" (3.40m x 2.13m )

This is again all smartly finished with a range of modern high and low level units, finished with a 'Corian' work surface. Integrated appliances include an electric oven, a four ring gas hob and an extractor hood. There is recess and plumbing for an automatic washing machine, dishwasher, and space for an under counter fridge. A gas fired central heating boiler which supplies domestic hot water and central heating

systems, concealed behind a corner cabinet, a double glazed door giving access into the rear garden and a pvc double glazed window, modern laminate flooring, central ceiling light and a central heating radiator.

FIRST FLOOR LANDING

This has an access point into the loft space, with doors to the bedrooms and bathrooms.

BEDROOM 1

13'4" x 10'4" max (4.06m x 3.15m max)

This is a good sized double bedroom, it has a pvc double glazed window with an outlook over the rear garden, a central heating radiator, central ceiling light and a built in storage cupboard.

BEDROOM 2

13'5" x 9'0" max (4.09m x 2.74m max )

This is a good sized second double bedroom, it has a triple glazed window to the rear elevation, central heating radiator and a central ceiling light.

HOUSE BATHROOM

Fitted with a modern white suite comprising of a panelled bath with a glazed shower screen, pedestal wash hand basin and low flush w/c. There is a pvc double glazed window, tiling to the bathing areas and splashback, vinyl floor covering, ceiling light and a central heating radiator, mirrored vanity cabinet (excluded).

OUTSIDE

The property stands on an attractive corner position with the majority of the garden being to the rear , there is vehicular access under an arch which leads to a car parking space, From here there is gate into the rear garden which can also be accessed from the kitchen and living room.

REAR GARDEN

The rear garden is particularly attractive, all well tended, it has concrete post and timber fencing to the perimeters. It is mainly lawned with decorative paved and pebbled patio and sitting area, there is useful timber store and external water.

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...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

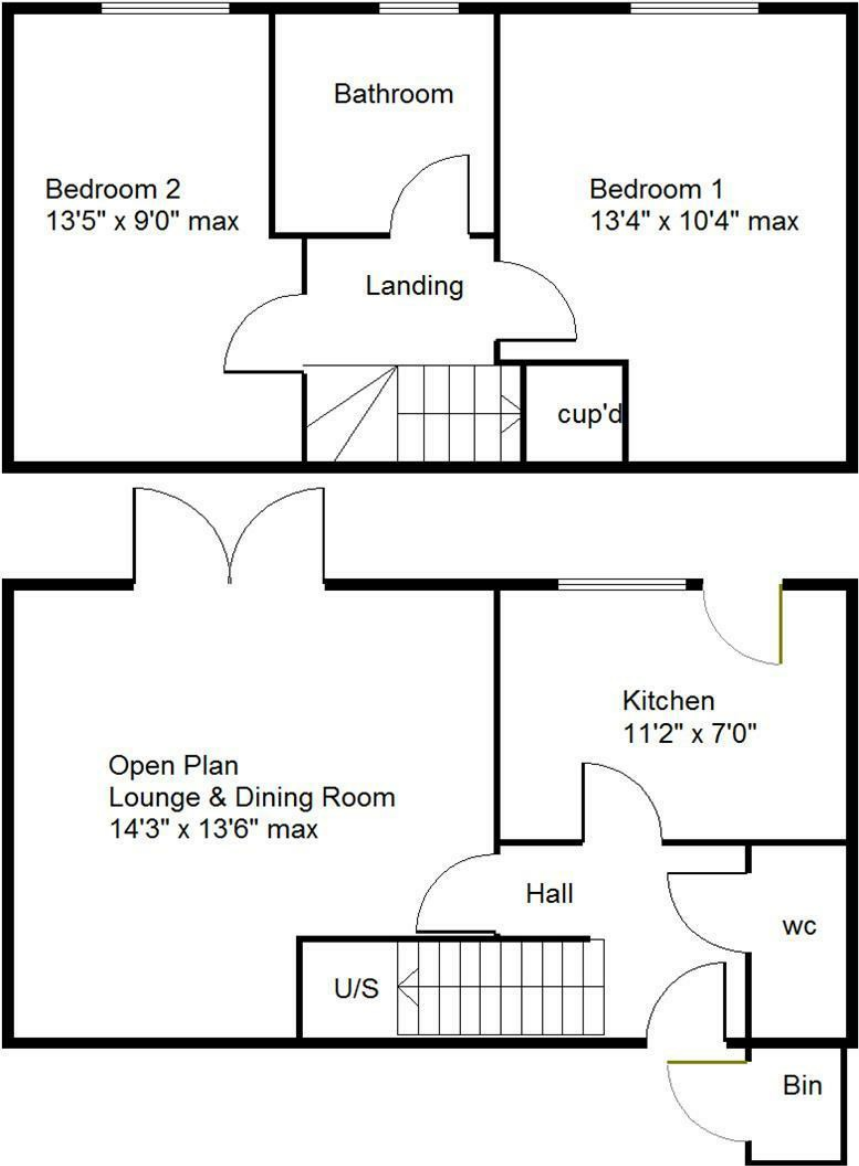
advice from their professional advisors.

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

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| 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 |