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horton knights of doncaster



Lyndale Avenue, Edenthorpe, Doncaster, Yorkshire, DN3 2JX  
Guide Price £265,000



BEAUTIFULLY EXTENDED 3/4 BEDROOM DETACHED HOUSE / VERY DESIRABLE ROADWAY / HUNGERHILL CATCHMENT / IMMACULATELY PRESENTED THROUGHOUT / LARGE REAR GARDEN / DRIVEWAY AND GARAGE / VIEWING ESSENTIAL//

Located in this popular cul-de-sac, a beautiful extended 3/4 bedroom detached house. The property has a gas radiator central heating system fitted, pvc double glazing and briefly comprises: Entrance porch into the entrance hall with stairs to first floor, spacious lounge with a bay window to the rear which opens into the garden, separate living room or ground floor bedroom 4, large dining kitchen, separate utility room, and a ground floor w/c, first floor landing, three good sized bedrooms and a modern bathroom. Outside there are front and rear gardens which are particularly good sizes and enjoys a southerly aspect, it has a driveway and detached brick garage. well placed with access to local amenities including local shops, school etc. NO UPWARD CHAIN.

ACCOMMODATION

A composite type double glazed entrance door with matching side screen, leads into the property's entrance porch.

ENTRANCE PORCH

This has a tiled floor covering, ceiling light and glazed internal door which leads into the entrance hall.

ENTRANCE HALL

This is a good sized entrance hall, it has a staircase to the first floor accommodation with a built in under stairs storage cupboard, modern laminate flooring, central heating radiator, inset spotlighting to the ceiling, coving, and a door from here continues into a spacious through lounge and dining room.

LOUNGE & DINING ROOM

26'9" x 11'6" max (8.15m x 3.51m max )

This is presently used as only a lounge, it has a broad PVC double glazed window to the front with a set of pvc double glazed double opening doors inset to a rear bay window, there is a feature central fireplace with a gas fire inset, coving to the ceiling, two central ceiling lights and two central heating radiators.

BEDROOM 4/ OFFICE

17'5" x 6'9" max (5.31m x 2.06m max )

This is part of a extension, a versatile room which could provide several different functions, there is broad pvc double glazed window, further feature diamond pvc double glazed window to the front, inset spotlighting, coving and laminate floor covering.

DINING KITCHEN

13'8" x 10'4" max (4.17m x 3.15m max)

A good size it is fitted with a range of high and low level units finished with a roll edge work surface. There is a four ring ceramic induction hob with extractor hood above, integrated oven, integrated dishwasher, single drainer 1 1/2 bowl stainless steel sink unit with mixer tap, two pvc double glazed windows, feature ceiling light and spotlighting, modern laminate flooring and a door to a separate utility room.

UTILITY ROOM

Fitted with matching cabinets. There is a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems, recess suitable for a fridge freezer plus plumbing for under counter washing machine and space for a dryer. There is a tiled floor covering, pvc double glazed exterior door, coat rail, and door to ground floor w/c.

GROUND FLOOR W/C

This is fitted with a modern two piece white suite, comprising of a low flush w/c, floating wash hand basin, tiling to the four walls, contemporary style towel rail/ radiator, inset spotlighting and an extractor fan.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, an access point into the loft space, a deep built in airing cupboard which houses the hot water cylinder with linen storage above.

BEDROOM 1

12'6" x 10'5" (3.81m x 3.18m )

This is a lovely double bedroom, it has a pvc double glazed window to the front, fitted wardrobes, central heating radiator, coving and a ceiling light.

BEDROOM 2

10'9" x 10'5" (3.28m x 3.18m )

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

BEDROOM 3

9'8" x 7'3" (2.95m x 2.21m )

This has a cabin style bed built in, a pvc double glazed window, coving, central ceiling light and a central heating radiator.

HOUSE BATHROOM

All smartly finished and fitted with a modern white suite that comprises of a shower style bath with shower over including glazed shower screen, wash basin and low flush w/c inset to vanity unit. There is tiling to the four walls, coordinating floor tile with electric underfloor heating, coving, inset spotlighting to the ceiling, extractor fan, pvc double glazed window and a wall mirror.

OUTSIDE

To the front of the property there is an attractive garden, this is well laid out with decorative lawns, slate beds and pedestrian pathway. there is a side drive which continues along the side of the property and leads to a detached brick garage.

DETACHED GARAGE

This has a metal up and over door, power and light laid on.

REAR GARDEN

The rear garden enjoys a beautiful southerly aspect and is a particularly good size with hedging, several

ornamental trees and shrubs to the perimeters and therefore feels very private. There is a paved patio extending across the rear elevation and a timber shed.

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 24/10/07.

COUNCIL TAX - Band C.

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.

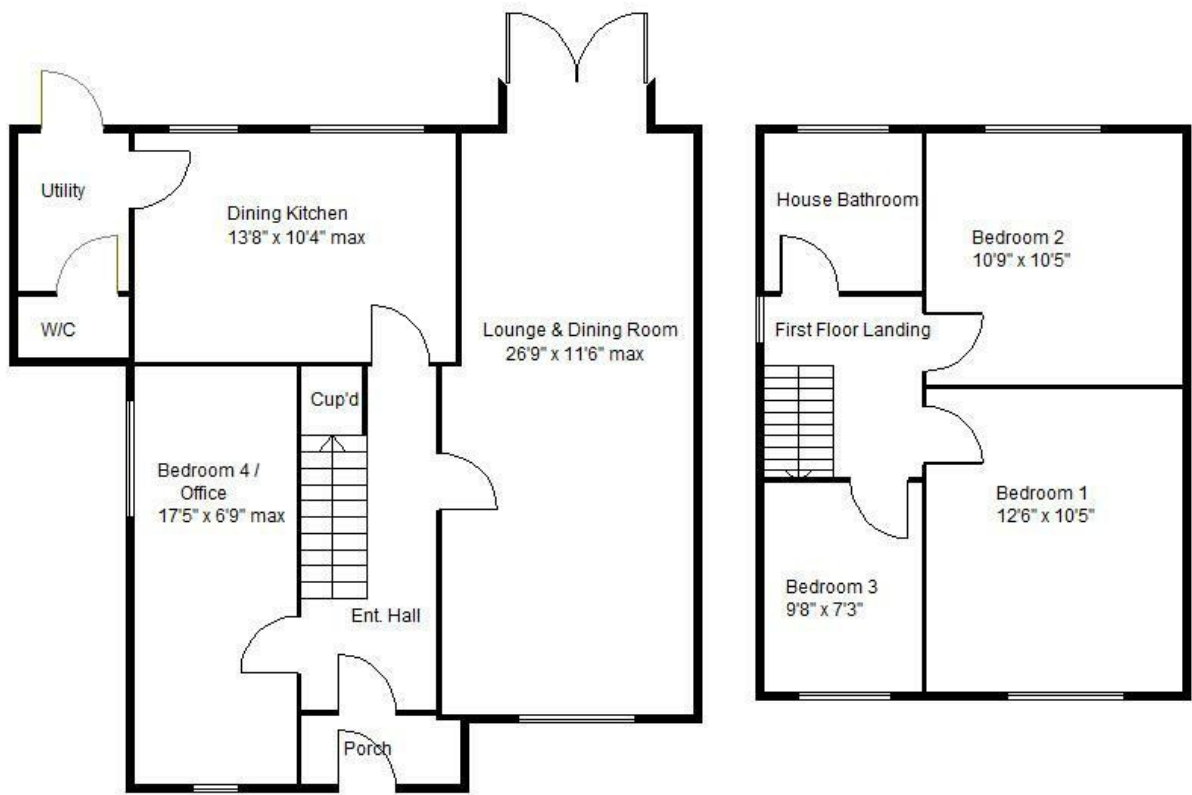
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contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	80
EU Directive 2002/91/EC		
England & Wales		