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Bailey Mews, Scawthorpe, Doncaster, DN5 7XU
Asking Price £250,000

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A BEAUTIFUL THREE BEDROOM SEMI DETACHED PROPERTY / SPACIOUS LOUNGE / DINING ROOM WHICH IS OPEN PLAN TO THE KITCHEN AND CONSERVATORY / MASTER BEDROOM WITH EN-SUITE SHOWER ROOM / LARGE REAR GARDEN / PRIVATE DRIVE AND GARAGE //

Tucked away in this delightful cul-de-sac position, this well proportioned detached family home benefits from triple and double glazing and a gas fired central heating system. The accommodation on offer comprises: Entrance hall, lounge, dining room, breakfast kitchen, conservatory with a glass roof. First floor landing: 3 double bedrooms and a smartly fitted family shower room, owned solar panels. Outside the property is equally well served with off-street parking for 2 vehicles, an integral garage and an enclosed rear garden. The location of the property affords it great access to the local amenities including schools, bus routes and indeed the A1 if required as well as supermarkets and local shops. All in all it is an excellent opportunity to be tucked away virtually on the edge of Doncaster. VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION

A pvc double glazed entrance door gives access to the entrance hall.

ENTRANCE HALL

This has coving to the ceiling, a central heating radiator, a triple glazed window to the side and a door leading to the lounge.

LOUNGE

14'4" x 12'4" (4.37m x 3.76m)

The lounge is a nice size and has a triple glazed pvc double glazed window to the front, a double panel central heating radiator, coving to the ceiling and a decorative wood fire surround incorporating a marble style inset and hearth with a living flame gas fire. There are stairs which rise off to the first floor landing.

DINING ROOM

10'2" x 8'3" (3.10m x 2.51m)

This has wood style laminated flooring, a square opening leading to the conservatory, a double panel central heating radiator and an archway leading to the kitchen.

KITCHEN

10'2" x 8'3" (3.10m x 2.51m)

The kitchen is fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1½ bowl stainless steel sink with mixer tap. There is an integrated brush stainless steel electric oven with matching 4 ring gas hob and an extractor hood above as well as appliance recesses for a dishwasher and a washing machine plus a walk-in understairs pantry style cupboard, a double panel radiator, a pvc door to the side and a pvc triple glazed window to the rear.

and a healthy selection of fruit trees. There is concrete posts and timber fencing to the boundary with an external light and external tap attached to the rear elevation of the house.

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 C

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

CONSERVATORY

10'10" x 9'6" (3.30m x 2.90m)

Again the conservatory adds an extra dimension to the ground floor accommodation. It is constructed of a brick built dwarf wall with a pvc double glazed windows to the side and rear elevations with French style doors giving access into the garden and an attractive double glazed glass roof to the conservatory also. There is wood style laminate flooring, a central heating radiator and an electric fan/light attachment.

FIRST FLOOR LANDING

There is a pvc triple glazed window to the side, access to the loft space with attractable ladder, a built-in airing cupboard housing a hot water cylinder and doors leading off to the remaining accommodation.

PRINCIPLE BEDROOM

10'10" x 8'6" (3.30m x 2.59m)

A good size double room with a pvc triple glazed window to the rear, a central heating radiator, a bank of fitted mirror fronted wardrobes providing ample hanging rail and shelving space.

EN-SUITE SHOWER ROOM

This is fitted with a suite comprising of a low flush wc with a concealed cistern, a wash hand basin set into vanity unit and a shower cubicle housing a mains plumbed shower. There is tiling to the shower cubicle and splashback areas with a pvc triple glazed window to the rear, an extractor fan and a wood effect vinyl floor covering.

BEDROOM 2

10'6" x 8'6" (3.20m x 2.59m)

Another good sized double room with a pvc triple

glazed window to the front and a central heating radiator.

BEDROOM 3

10'2" x 8'6" (3.10m x 2.59m)

Bedroom 3 could be used as a double if required, it has a pvc triple glazed window to the front and a central heating radiator.

SHOWER ROOM

The shower room is all very nicely fitted out with a white suite comprising a low flush wc with a concealed cistern, a wash hand basin in vanity unit and a double shower cubicle housing a wall mounted electric shower. There is full ceramic tiling to the walls with complimentary coloured grout, a central heating radiator, a pvc triple glazed window to the rear and a pvc panelling to the ceiling with ceramic tiling to the floor.

OUTSIDE

To the front of the property there is an open plan garden area laid with gravel and lawn. There is also a double width tarmac driveway which will provide off street parking for 2 vehicles. There is an integral garage which has a roller shutter style door and has light and electricity supplied. A block paved pathway leads to the right hand side of the property giving access into a side entrance door and leading on into the rear garden.

REAR GARDEN

Just off the conservatory French doors there sits a block paved patio ideal for a table and chairs in the Summer months, beyond this lies a shaped lawn with decorative borders stocked with some flowering plants

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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