



sales
lettings
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horton knights of doncaster



Melton Mill Lane, High Melton, Doncaster, DN5 7TF
Guide Price £180,000 - £200,000

VERY WELL PRESENTED, EXTENDED 3 BEDROOM SEMI / SPACIOUS GROUND FLOOR LIVING / 3 GOOD SIZED BEDROOMS / LARGE FRONT & SIDE GARDENS / ATTRACTIVE FITTED KITCHEN WITH INTEGRATED APPLIANCES / MODERN WHITE BATHROOM WITH SHOWER / NO CHAIN / VIEWING ESSENTIAL //

Finished with a modern attractive interior a good sized, extended 3 bedroom semi detached house with a lovely more open outlook to the rear. The property has an all electric radiator central heating system, pvc double glazing and briefly comprises: Entrance hall, separate lounge, a large living/ dining room which opens into a modern fitted kitchen with integrated appliances. First floor landing, 3 good sized bedrooms and a modern white bathroom with shower. Outside the property stands on good sized gardens, with an open outlook to the rear. Very popular village with access to amenities in the neighbouring villages and Mexborough Town. PRICED TO SELL. VIEWING ESSENTIAL.

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a central heating radiator, a pvc double glazed window, inset spotlighting to the ceiling and a smoke alarm. An Oak interior door (which can be found throughout the property) gives access into the lounge.

LOUNGE

13'6" x 11'0" (4.11m x 3.35m)
This is a good sized rear facing reception room. It has a pvc double glazed window with an outlook over the rear garden, a central heating radiator, coving and a central ceiling light.

LIVING / DINING ROOM

17'4" x 10'9" max (5.28m x 3.28m max)
This is a larger reception room, it has two pvc double glazed windows to the front and side elevations, attractive Oak coloured panelling to the walls, an Oak interior door, modern tiled flooring, central heating radiator, inset spotlighting and coving to the ceiling, plus a deep under stairs storage cupboard. This room leads directly into the kitchen.

FITTED KITCHEN

12'2 x 8'4 max (3.71m x 2.54m max)
All beautifully finished with a range of modern high and low level units, fitted with a coordinating work surface and a tiled splashback. There is a four ring

ceramic hob, integrated oven and extractor hood over, integrated fridge and freezer, and an integrated dishwasher. A single drainer stainless steel sink unit with a contemporary style mixer tap, plumbing for an automatic washing machine. There is a pvc double glazed window, pvc double glazed exterior door, coordinating floor tiles and inset spotlighting to the ceiling.

FIRST FLOOR LANDING

There is a staircase to the first floor, pvc double glazed window, central heating radiator, central ceiling light and a smoke alarm. From here there are doors leading into bedrooms and the bathroom as well as a built-in cupboard which houses a pressurised hot water cylinder which supplies the domestic hot water and central heating systems, plus there is an access point into the loft space.

BEDROOM 1

14'4" x 8'4" max (4.37m x 2.54m max)
A large double bedroom, it has a pvc double glazed window to the rear, and therefore a lovely distant view over farmland and fields, a central heating radiator, coving and a ceiling light.

BEDROOM 2

11'1" x 9'9" (3.38m x 2.97m)
This is a good sized second double bedroom, it has two pvc double glazed windows to the side and rear elevations, central heating radiator and a central ceiling light.

BEDROOM 3

9'1" x 8'8" max (2.77m x 2.64m max)
This is a comfortable third bedroom, it has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is all smartly finished and fitted with a modern white suite which comprises of a panelled bath with a mixer shower over, including a rainfall shower head, a wash hand basin inset to a vanity unit, a low flush wc. There is modern tiling to the four walls, two pvc double glazed windows, extractor fan, inset spotlighting, and a contemporary towel rail/ radiator.

OUTSIDE

To the front of the property there is a good sized lawned garden with fencing to the perimeters, paved pathway providing access to the front door.

REAR GARDEN

There is a corner shaped rear garden, this has hedging and fencing to the rear perimeters. The rear also enjoys a more private aspect with an outlook over fields etc.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - Mains electricity water and drainage are connected to the property. There is no gas in the village.

DOUBLE GLAZING - PVC double glazing, where

stated. Age of units various.

HEATING - Electric fired radiator central heating system. Age of system to be confirmed.

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.

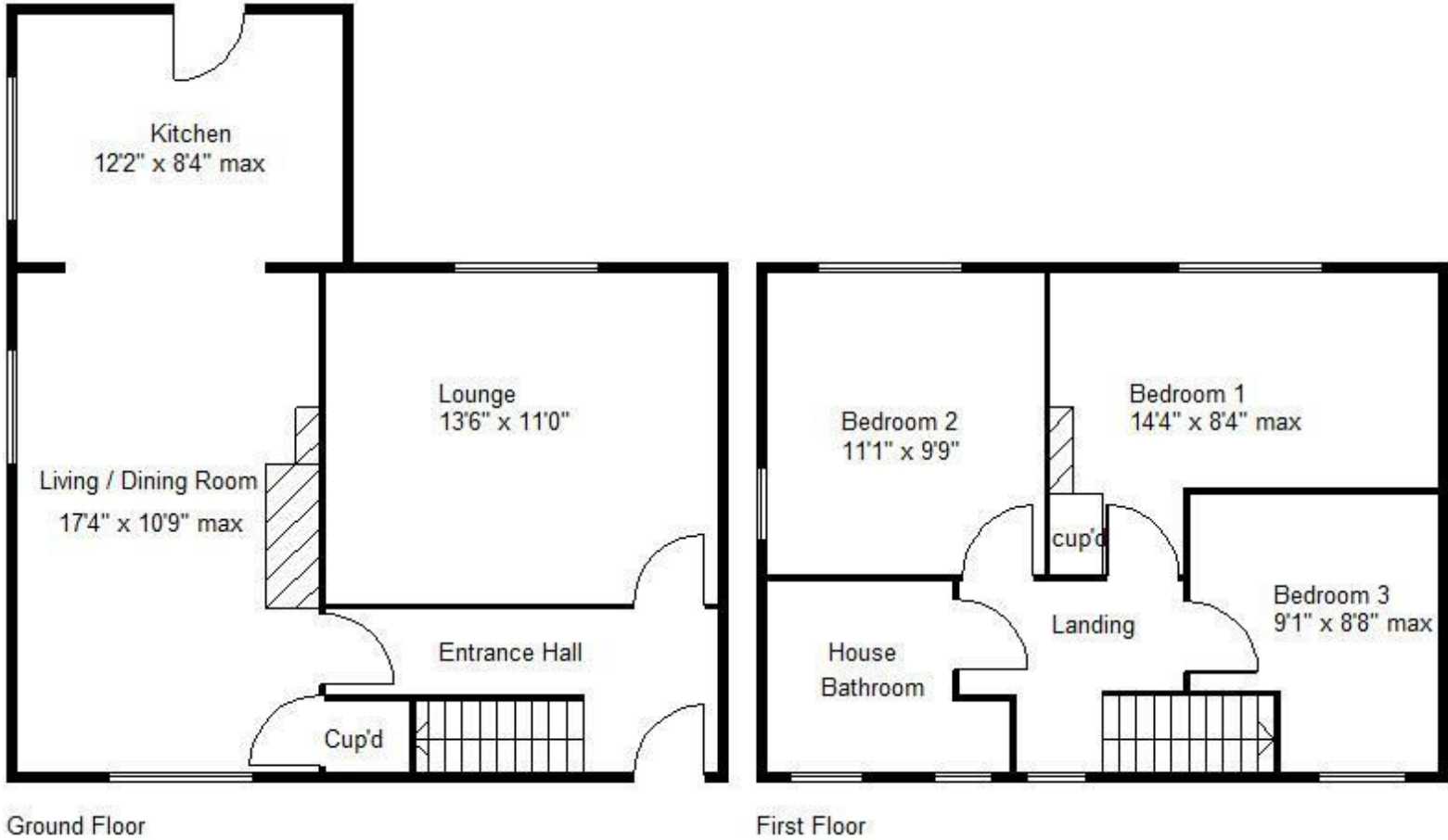
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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.

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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	