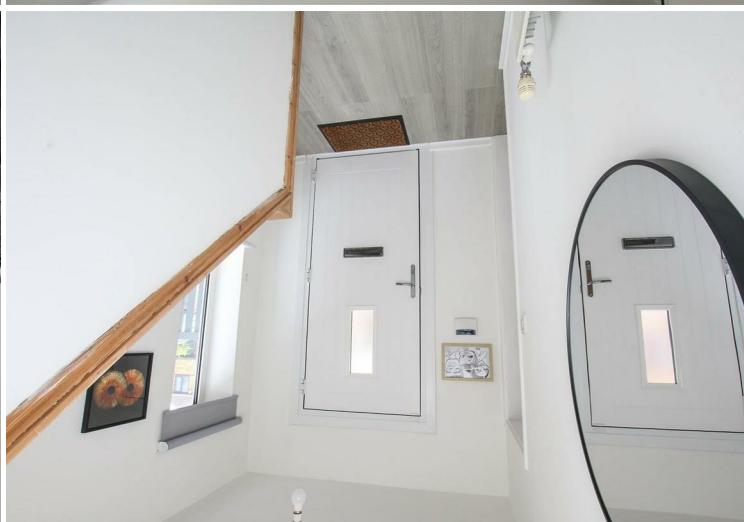
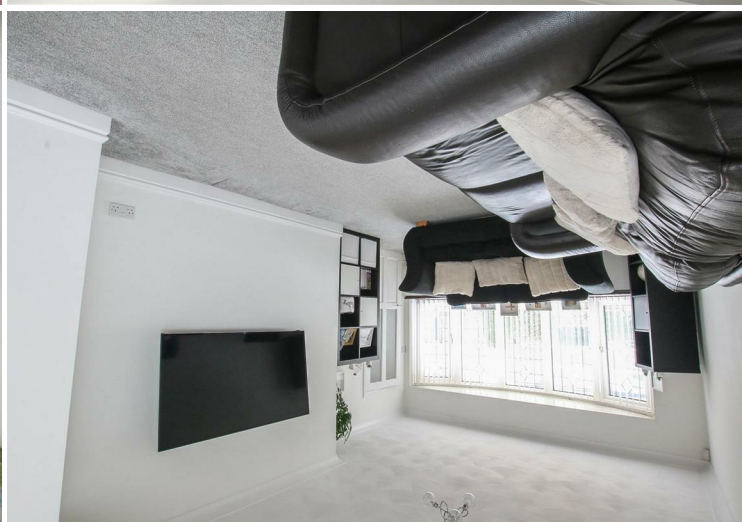
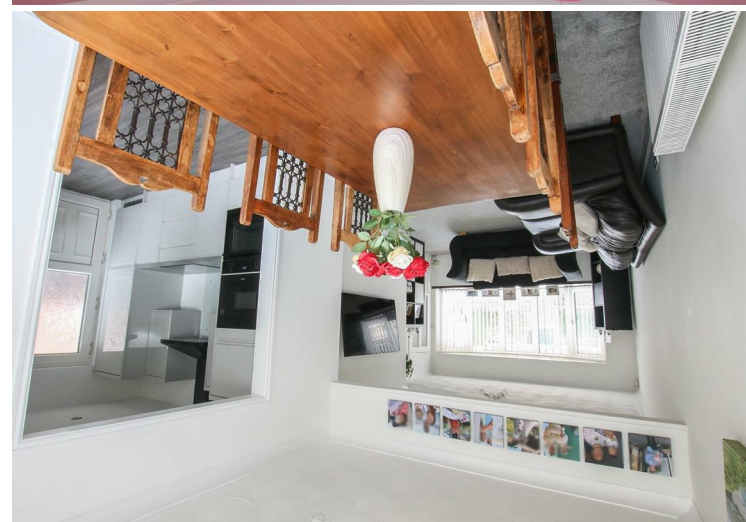
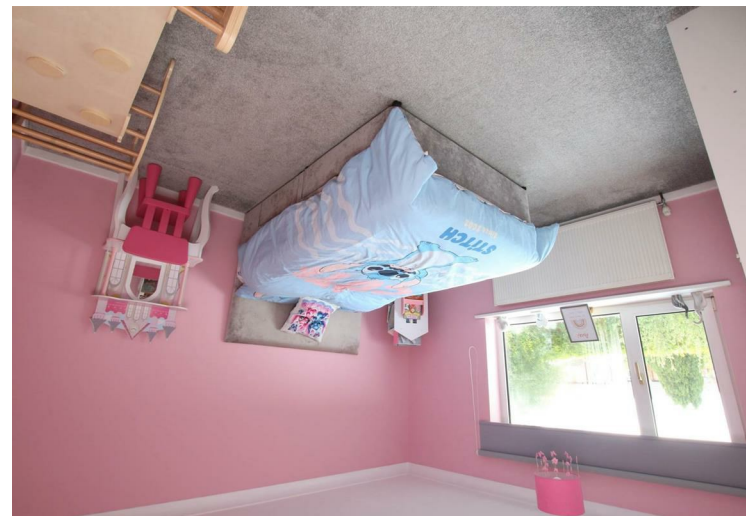
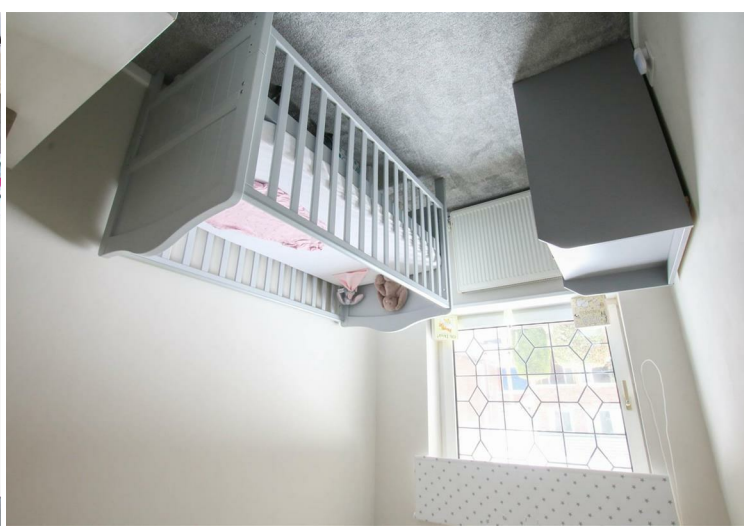
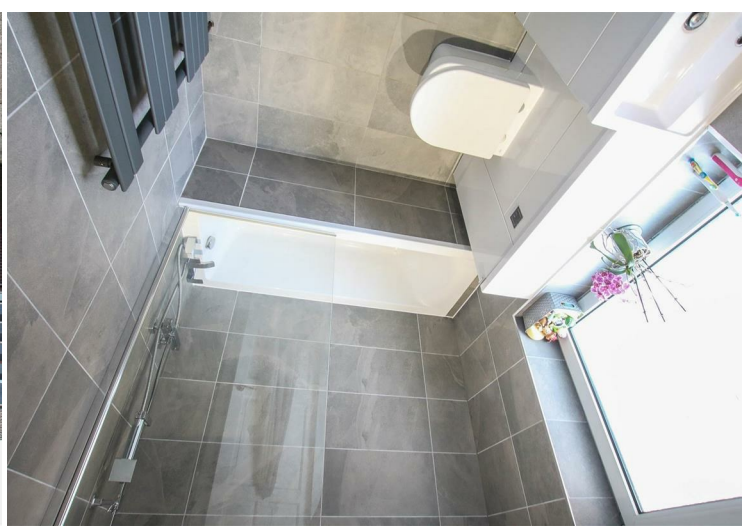
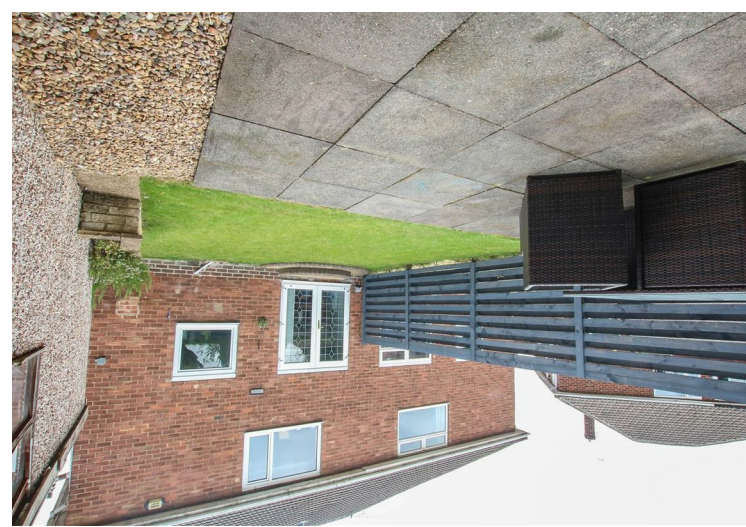




horton knights of doncaster

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lettings
and service



St. Leonards Lea, Doncaster, DN5 8NH
Asking Price £210,000

A LARGE WELL PRESENTED 3 BEDROOM SEMI / JUST OFF CUSWORTH LANE / GORGEOUS UPGRADED KITCHEN WITH INTEGRATED APPLIANCES / SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM / BEAUTIFUL CONTEMPORARY BATHROOM / OFF ROAD PARKING FOR 2 CARS / ENCLOSED REAR GARDEN / EARLY VIEWING A MUST //

A good sized and well presented 3 bedroom semi-detached house offering ready to move into living. Upgraded by the present owners to include new kitchen, bathroom etc. and briefly comprises: Large entrance hall with stairs to first floor, spacious open plan lounge and dining room, beautifully recently fitted kitchen with a host of integrated appliances. First floor landing, 3 good sized bedrooms, 2 very large double plus a single and a contemporary style fully tiled bathroom. Outside the front provides off road parking for 2 cars whilst the rear is nicely enclosed with a gated side drive, detached garage (needs roof). Very popular location well placed with access to amenities including excellent local schools, a variety of shops plus access to the motorway networks and the City Centre.

ACCOMMODATION

A new modern contemporary style composite door leads into the property's entrance hall.

ENTRANCE HALL

10'4" x 6'0" (3.15m x 1.83m)

This has a staircase to the first floor accommodation, a central ceiling radiator, pvc double glazed window, modern laminate flooring and a deep understairs storage cupboard.

OPEN PLAN LOUNGE & DINING ROOM

25'6" x 10'0" (7.77m x 3.05m)

This is a large modern open plan living space, it has a pvc double glazed bow window to the front, a further pvc double glazed door which open out onto the rear garden, two central heating radiators, coving to the ceiling, two central ceiling lights and a broad opening which leads into a beautifully recently upgraded kitchen.

RECENTLY UPGRADED KITCHEN

10'4" x 9'4" (3.15m x 2.84m)

All smartly fitted with a range of modern 'pebble grey gloss' cabinets and a coordinating contemporary style work surface over. There is a composite style sink with a matching mixer tap plus a host of integrated appliances to include a four ring induction hob with an extractor hood above and integrated oven. There is also an integrated microwave, washer/dryer and fridge freezer all included in the sale price. The flooring is finished with a modern LVT style floor covering, there is a pvc double glazed window, a pvc double glazed exterior door and inset spotlighting to the ceiling.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side elevation, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

13'6" x 11'9" (4.11m x 3.58m)

This is a very large double bedroom as evidence by the room measurements. It has a broad pvc double glazed window to the front, a central heating radiator, coving and a ceiling light.

BEDROOM 2

11'11" x 11'9" (3.63m x 3.58m)

A very good sized second double bedroom which has a pvc double glazed window to the rear, a central heating radiator, coving and a central ceiling light.

BEDROOM 3

9'3" x 6'0" (2.82m x 1.83m)

A comfortable third bedroom, it has a pvc double glazed window to the front, a central heating radiator, coving and a ceiling light.

CONTEMPORARY HOUSE BATHROOM

Again upgraded and fitted with a contemporary white suite with modern grey tiling to the four walls. There is a panelled bath with a shower mixer over including rainfall style shower head and a glazed shower screen. Matching wash basin and wc inset to fitted bathroom furniture, a pvc double glazed window, contemporary style towel rail/radiator, inset spotlighting to the ceiling, a wall mirror.

OUTSIDE

To the front of the property there is a hard landscape garden with a concrete side drive which provides off road parking plus decorative stones to the side which offers additional off road parking if required. There are concrete posts and fencing to the perimeters, a corner flower bed stocked with a variety of shrubs and plants.

There is a gated side drive provides which leads into the rear garden, where there is a garage (new roof required).

REAR GARDEN

The rear garden is a good size, it is all enclosed with fencing to the perimeters, it is mainly lawned with a paved patio and sitting area across the rear.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units TBC

HEATING - Gas radiator central heating system installed. Age of boiler. TBC.

COUNCIL TAX - Band B

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