



horton knights of doncaster

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Melton Road, Sprotbrough, Doncaster, DN5 7NJ
Offers Over £225,000

3 BEDROOM TRADITIONAL STYLED SEMI / LOVELY POSITION / POPULAR RESIDENTIAL ROADWAY / LARGE GARDENS / AMPLE PARKING / BEAUTIFUL OUTLOOK TO THE FRONT / HUGE POTENTIAL / NO CHAIN / VIEWING RECOMMENDED //

Located on this popular residential roadway, nicely set back with a beautiful outlook to the front, a good sized traditional styled 3 bedroom semi-detached house. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance porch into a larger entrance hall with stairs to first floor, lounge and a separate dining/living room, fitted kitchen, first floor landing, 3 good sized bedrooms and a bathroom. Outside there are larger than average gardens, the front offers ample off road parking. The property is well placed with access to amenities including local shops, popular schools etc. plus there's easy access to the City Centre and the motorway networks.

ACCOMMODATION

Two pvc double glazed doors lead into the entrance porch.

ENTRANCE PORCH

This has a glazed interior door with matching side screens which lead into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, panelling to half wall height, a coat rail, coving, a deep built-in understairs storage cupboard which houses a gas fired 'Vaillant' boiler which supplies the domestic hot water and the central heating systems.

LOUNGE

14'6" max x 12'0" max (4.42m max x 3.66m max)

An attractive front facing reception room, it has a deep pvc double glazed bay window to the front, a central heating radiator, coving, a ceiling light and a fireplace with living flame gas fire inset.

SEPARATE LIVING/DINING ROOM

15'0" max x 10'6" max (4.57m max x 3.20m max)

This has a deep pvc double glazed bay window with an outlook over the rear garden, a double panelled central heating radiator, shelving inset to one recess, a feature fireplace with a gas fire inset and a central ceiling light.

FITTED KITCHEN

10'2" x 9'4" (3.10m x 2.84m)

This has a range of base and wall units with a work surface over, a 4 ring gas hob, extractor hood and an integrated oven. There is plumbing for an automatic washing machine, room and space for a dishwasher etc. There is a single drainer stainless steel sink unit with further under counter space for fridge freezer.

There is a pvc double glazed window to the side, a further pvc double glazed window to the rear and a pvc double glazed door which gives access into the rear garden.

FIRST FLOOR LANDING

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

BEDROOM 1

14'6" max x 11'6" max (4.42m max x 3.51m max)

A lovely double bedroom, it has a pvc double glazed bay window to the front which has a lovely open outlook over fields, a central heating radiator, picture rail and a ceiling light.

BEDROOM 2 REAR

12'10" x 11'2" (3.91m x 3.40m)

A good size second double bedroom, it has a pvc double glazed window with an outlook over the rear garden, a central heating radiator, picture rail and a ceiling light.

BEDROOM 3

7'6" x 7'4" (2.29m x 2.24m)

A single sized bedroom, it has a pvc double glazed window to the front, a central heating radiator, a ceiling light and wall shelving.

HOUSE BATHROOM

This is fitted with a modern white suite that comprises of a panelled bath with mixer shower over, a pedestal wash hand basin and a low flush wc. There is a pvc double glazed window, a ceiling light, extractor fan and door to airing cupboard which houses a hot water cylinder with linen storage space above.

OUTSIDE

To the front there is a long front garden, with a long side driveway offering ample car parking. The remainder is lawn and shaped flower beds stocked with a variety of shrubs and plants including several ornamental bushes.

REAR GARDEN

This is a particularly good size, it has fencing to the perimeters, there is a lawn with a central pathway which leads into the second half of the garden which again is lawned. There are raised flower beds and borders, several ornamental trees, exterior water and light.

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 B

BROADBAND - Ultrafast broadband is available with download speeds of up to1800 mbps and upload speeds of up to 220 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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