



horton knights of doncaster

sales  
lettings  
and service



Harvey Close, Finningley, Doncaster, DN9 3RD  
Guide Price £275,000 - £285,000



Tucked away in this lovely cul-de-sac position, in the beautiful village of Finningley near Doncaster, this detached bungalow benefits from gas fired central heating and pvc double glazing throughout with air conditioning in two of the bedrooms. The accommodation on offer comprises, entrance hallway, lounge dining room, three double bedrooms and a principle bathroom with a four piece suite. Outside the property has a low maintenance front garden with a long driveway providing ample off street parking for several vehicles, a detached brick built garage and a beautiful low maintenance entertainment focused rear garden offering privacy for the family. Located where the property is affords the property a good amount of peace and tranquility but also access to Finningley's amenities including schools and bus routes, All in all this is a wonderful family bungalow which must be viewed to be appreciated.

ACCOMMODATION

A wood style pvc entrance door with double glazed size screen give access to the entrance vestibule.

ENTRANCE VESTIBULE

With a ceramic tiled flooring, exposed brick walls, wood style pvc ceiling and a matching pvc double glazed entrance door giving access to the entrance hall.

ENTRANCE HALL

The entrance hall gives access to the rest of the accommodation in the property and has an attractive engineered oak wood floor with central heating radiator, coving to the ceiling with access to the loft space via a retractable ladder which has light and power supplied.

LOUNGE / DINING ROOM

23'3" x 12'0" max (7.09m x 3.66m max )

The oak wood floor continues through from the entrance hall into the lounge/ diner, there are two large pvc double glazed windows to the front, and two central heating radiators with coving to a textured ceiling, plus there is a lovely feature fireplace which has a brick style surround with a marble style hearth, incorporating a black iron multi fuel burner.

KITCHEN

10'5" x 9'3" (3.18m x 2.82m )

The kitchen is very smartly fitted with a range of oak style wall mounted cupboards and base units, with a granite rolled edge work surface incorporating a single bowl stainless steal sink with mixer tap and single drainer. Full ceramic tiling to the walls, further ceramic tiling to the floor. The integrated appliances on offer include, fridge freezer, combination

microwave, electric fan assisted oven, four ring induction ceramic hob, washing machine, and slim line dishwasher. There is a pvc double glazed window and door to the side elevation with a central heating radiator and pvc paneling to the ceiling with chrome finished halogen spotlights.

BEDROOM 1

11'10" x 10'4" (3.61m x 3.15m )

This is a good sized double room with a pvc double glazed window to the rear overlooking the rear garden, central heating radiator, coving to the ceiling, a bank of fitted wardrobes providing hanging rail and shelving space and an air conditioner unit.

BEDROOM 2

12'6" x 8'8" (3.81m x 2.64m )

Another great sized double room with a pvc double glazed window to the rear, central heating radiator, coving to the ceiling, air conditioning unit, and a bank of fitted wardrobes providing ample hanging rail and shelving space.

BEDROOM 3

10'4" x 9'6" (3.15m x 2.90m )

Another nice sized double bedroom which has a pvc double glazed window to the side, central heating radiator, fitted wardrobes providing the hanging rail and shelving space and coving to the ceiling.

HOUSE BATHROOM

This is a nice spacious bathroom with a four piece suite which comprises, wash hand basin set into vanity unit, low flush w/c, panelled bath and separate corner set shower cubicle housing a wall mounted electric shower. There is full ceramic tiling to the visible walls and further ceramic tiling to the floor. The

suite itself is all nicely finished with chrome style fittings including a wall mounted heated towel rail and extractor fan, plus a pvc double glazed window to the side and pvc panelling to the ceiling, with an attractive central light fitting.

OUTSIDE

To the front of the property there is a garden area which is finished with low maintenance artificial grass and hedgerow to the front boundary. There is a concrete driveway which provides off street parking for several vehicles.

The driveway leads to the side entrance door and on towards the detached brick built garage where there is also a side gate into the rear garden.

DETACHED GARAGE

This is of brick construction, with a roller shutter style door to the front with light and power supplied.

REAR GARDEN

The rear garden has been created with leisure and outside eating in mind, it is a lovely space with two separate areas of artificial grass, a concrete patio immediately behind the property and a large stone style patio at the far end of the garden where there is a large summer house with an under cover seating area and further space for sun loungers etc. There are several external power points with brick built wall and timber fencing to the boundaries. Overall this is a nicely laid out, private space.

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 3 years.

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.

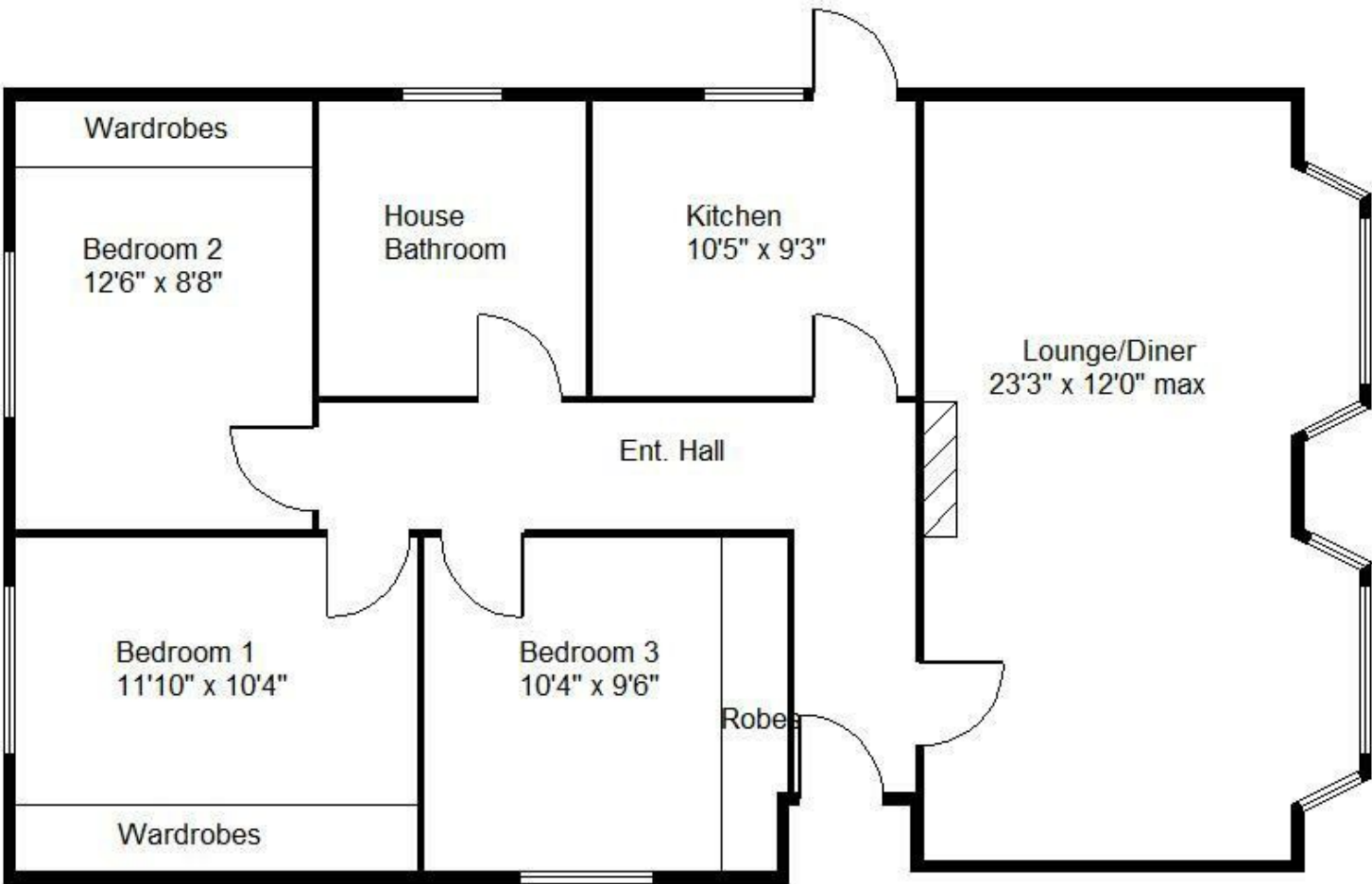
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC