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horton knights of doncaster



Milton Road, Carcroft, Doncaster, DN6 8QJ  
Offers Over £160,000

**A GOOD SIZED 3 BEDROOM SEMI DETACHED HOUSE / LARGE GARDEN WITH OFF ROAD PARKING & GARAGE / SPACIOUS OPEN PLAN DINING KITCHEN / MODERN BATHROOM / DOUBLE GLAZED CONSERVATORY / POPULAR ROADWAY / EARLY VIEWING RECOMMENDED //**

Located on this popular roadway, a good sized 3 bedroom semi detached house with equally good sized gardens, off road parking and a garage. The property benefits from double glazing, gas central heating via a combination boiler and briefly comprises: Entrance hall, spacious lounge, open plan dining kitchen, rear conservatory and a ground floor wc. On the first floor there are 3 bedrooms, all of which are a good size, and a modern bathroom with a shower. Good access to local amenities, including local shops, schools and access to the A1 and motorway networks. VIEWING RECOMMENDED.

**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, central heating radiator, pvc double glazed window, ceiling light and door into the Lounge.

**LOUNGE**

**15'0" x 14'0" (4.57m x 4.27m)**

An attractive front facing reception room with a broad pvc double glazed bay window, a feature ornate fireplace, laminate flooring, central heating radiator, coving and a central ceiling light. This opens and directly leads into a dining kitchen, probably better demonstrated by the floor plan and photographs.

**DINING KITCHEN**

**11'0" max x 18'3" (3.35m max x 5.56m)**

This is fitted with a range of high and low level units finished with a roll edged work surface. There is a single drainer composite style sink with rinse style mixer tap, deep recess suitable for a gas cooker with stainless steel splashback and an extractor hood above. Plus plumbing for a dishwasher and a washing machine. There is coving to the ceiling, a ceiling light and a laminate floor covering. Within the dining area there is additional matching kitchen cabinets and a space for a tall fridge freezer, a central heating radiator, laminate flooring, coving to the ceiling and a central ceiling light. A door gives access to a ground floor wc. From the rear of the dining room 2 pvc double glazed double opening doors lead into the conservatory.

**CONSERVATORY**

This has timber casement double glazing with 2 double doors which open and give access into the property's

rear garden. There is laminate flooring and a pitched polycarbonate style roof.

**GROUND FLOOR WC**

This is fitted with a modern low flush wc, tiled walls and a pvc double glazed window. Concealed behind the corner cupboard is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**FIRST FLOOR LANDING**

There is a pvc double glazed window to the side, an access point into the loft space via a pull down timber ladder, to a boarded loft space, perfect for storage.

**BEDROOM 1**

**12'6" x 10'6" (3.81m x 3.20m)**

This is a good sized double bedroom, it has a pvc double glazed window to the front, shelved and railed open storage area, laminate flooring, central heating radiator and a central ceiling light.

**BEDROOM 2 REAR**

**11'0" x 10'6" (3.35m x 3.20m)**

A comfortable sized second double bedroom, it has a pvc double glazed window with an outlook over the rear garden, laminate flooring, ceiling light, central heating radiator and a recess cupboard with power laid on.

**BEDROOM 3**

**9'2" x 7'7" (2.79m x 2.31m)**

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

**HOUSE BATHROOM**

This is fitted with a modern 3 piece white suite comprising of a panelled bath with mixer shower over including rainfall style shower head and glazed shower screen. There is a wash basin inset to vanity unit and a

low flush wc. There are 2 pvc double glazed windows, vinyl flooring, inset spotlighting to the ceiling and a tall contemporary style towel rail/radiator.

**OUTSIDE**

To the front of the property there is an attractive garden with ornamental pines, shaped conifers etc., paved and pebbled landscaping providing lower and easier maintenance. The side driveway provides access to a car port which in turn leads to a brick sectional garage.

**REAR GARDEN**

This is all enclosed with fencing to the perimeters, there are several areas of lawn including an artificial lawn. To the far end there is a decked patio and sitting area which enjoys the afternoon and evening sun.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Timber casement where stated along with PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A

BROADBAND - Superfast broadband is available with download speeds of up to 49 mbps and upload speeds of up to 8 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.

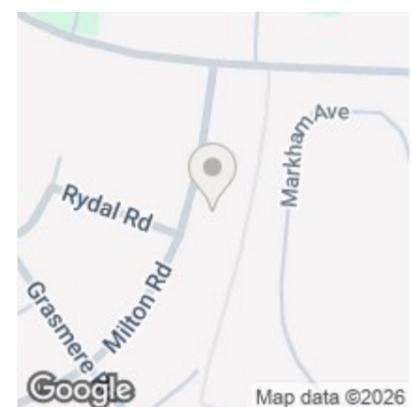
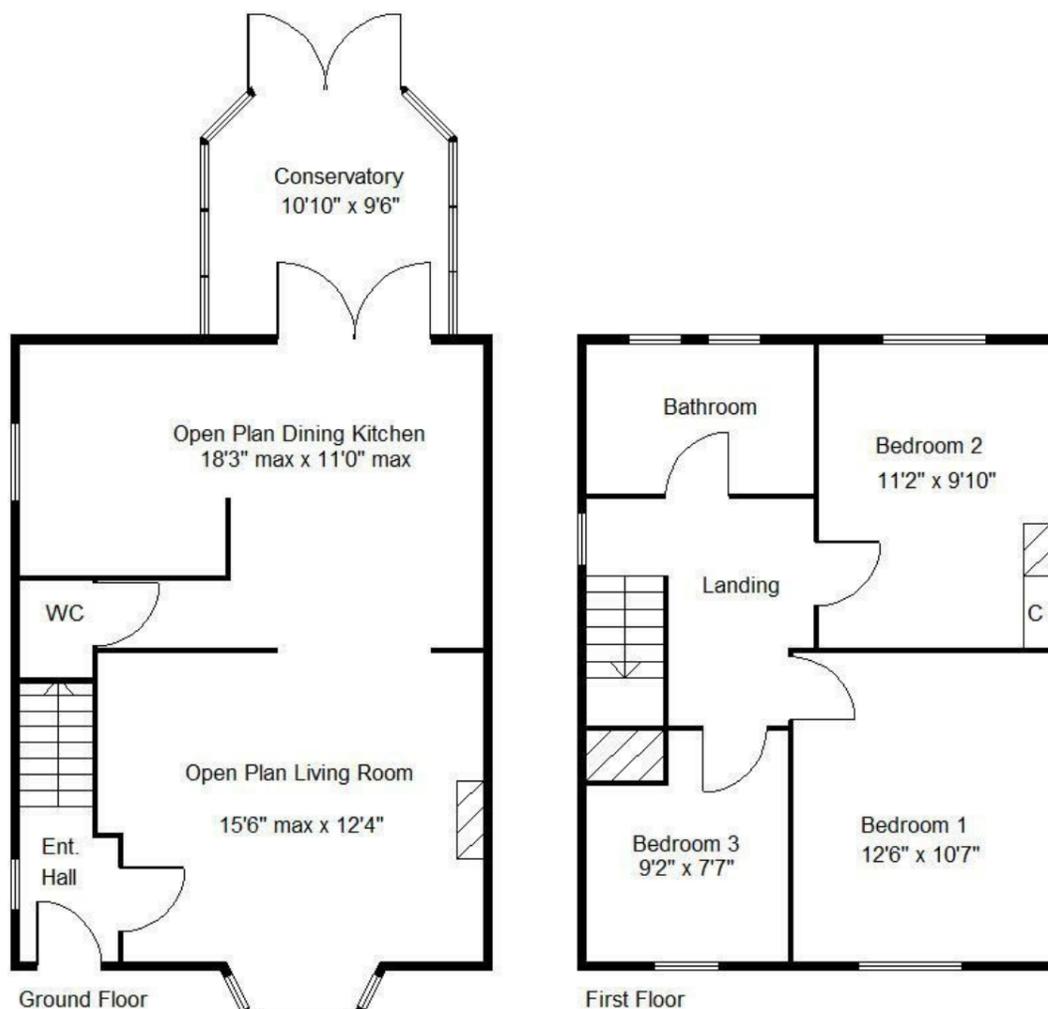
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	