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**Belvoir Avenue, Barnburgh, Doncaster, DN5 7EX**

Guide Price £205,000

**PRETTY VILLAGE SETTING / 3 BEDROOM SEMI DETACHED FAMILY HOME / REAR LOBBY & UTILITY EXTENSION / OPEN PLAN DINING KITCHEN / MODERN SHOWER ROOM / DETACHED GARAGE PLUS AMPLE PARKING / ROOFTOP VIEWS TOWARDS THE CHURCH / VIEWING ESSENTIAL //**

An early internal inspection is highly recommended on this 3 bedroom semi detached family home. Beautifully positioned in this picturesque rural village, with pretty roof top views towards the village church. The property benefits from a gas radiator central heating system via a combi type boiler, pvc double glazing and briefly comprises: Entrance hall, spacious square shaped lounge, open plan dining kitchen and a rear lobby/utility room. First floor landing with access to a fully boarded loft, 3 bedrooms, and a modern shower room. Outside are attractive gardens, with ample parking to the front and a detached garage, whilst to the rear there is a pretty garden with a view towards the village church. The village has a range of amenities, including a primary school, a post office, a village hall, and a pub plus there is easy access to neighbouring towns.

**ACCOMMODATION**

A PVC double glazed entrance door with matching side screen leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator, wall light and door leading into the lounge.

**LOUNGE**

**14'4" x 13'0" (4.37m x 3.96m)**

An attractive square shaped room with a broad PVC double glazed bow window to the front, a feature fireplace with an electric fire inset, central heating radiator, coving, central ceiling light and deep built-in understairs storage cupboard. From here double doors open and lead into a now open plan dining/kitchen.

**OPEN PLAN DINING KITCHEN**

**17'6" x 8'8" (5.33m x 2.64m)**

The kitchen area is fitted with a range of high and low level units finished with a roll edge work surface, there is tiled splashbacks, A one and half bowl composite style sink with mixer tap, a recess suitable for an electric cooker, a further recess suitable for an under counter fridge. PVC double glazed window, central heating radiator. Within the dining area there is a broad PVC double glazed window with an outlook over the rear garden, a further double panelled central heating radiator, central ceiling light and coving to the ceiling.

**UTILITY ROOM**

**7'9" x 4'4" (2.36m x 1.32m)**

A useful addition it is PVC double glazed with a PVC double glazed door, there is plumbing and space for washing machine, freezers etc., finished with inset spot lighting to the ceiling.

**FIRST FLOOR LANDING**

There is a PVC double glazed window to the side, an access via a pull down timber ladder which leads into boarded and lined loft storage space. There is a central ceiling light and doors leading to the bedrooms and bathroom.

**BEDROOM 1**

**11'3" max x 11'3" (3.43m max x 3.43m)**

A large double bedroom it has a PVC double glazed window with outlook to the front, central heating radiator, coving and a ceiling light.

**BEDROOM 2**

**11'3" x 10'3" (3.43m x 3.12m)**

A good sized second double bedroom, it has a range of fitted wardrobes spanning the length of one wall, a PVC double glazed window, central heating radiator and a ceiling light.

**BEDROOM 3**

**7'2" x 7'1" (2.18m x 2.16m)**

A comfortable sized bedroom, it has a PVC double glazed window to the front, central heating radiator, ceiling light. presently fitted out with office furniture.

**SHOWER ROOM**

The original bathroom has been reconfigured over the years and now creates a modern shower room. it has a low level walk in shower enclosure including a glazed shower screen and independent electric shower, matching wash hand basin and low flush W/C, contemporary style radiator/towel rail, PVC double glazed window, modern waterproof walls and ceiling with inset spot lighting, extractor fan and laminate floor covering.

**OUTSIDE**

The property stands on an attractive plot, to the front there is a dropped kerb which leads to a concrete driveway with a further pebbled area to the side which provides additional off road parking. There are decorative flower beds and borders. A pedestrian gate gives access into the rear garden.

**REAR GARDEN**

This is a good size, all enclosed with hedging to the perimeters it is mainly lawned with shaped flower beds and borders stocking a variety of shrubs and plants. There is a paved patio and sitting area which extends round to the rear and back of the garage where there are further flower beds.

**AGENTS NOTES:**

**TENURE - FREEHOLD.**

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - PVC double glazing. 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 to 1,000 mbps and upload speeds of up to 1,000 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.

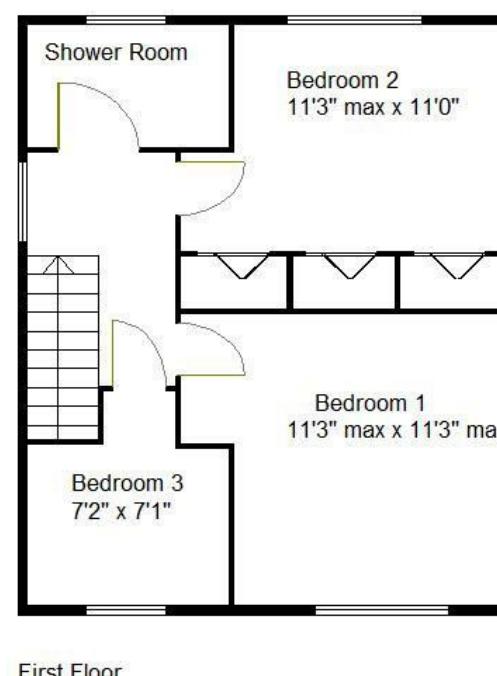
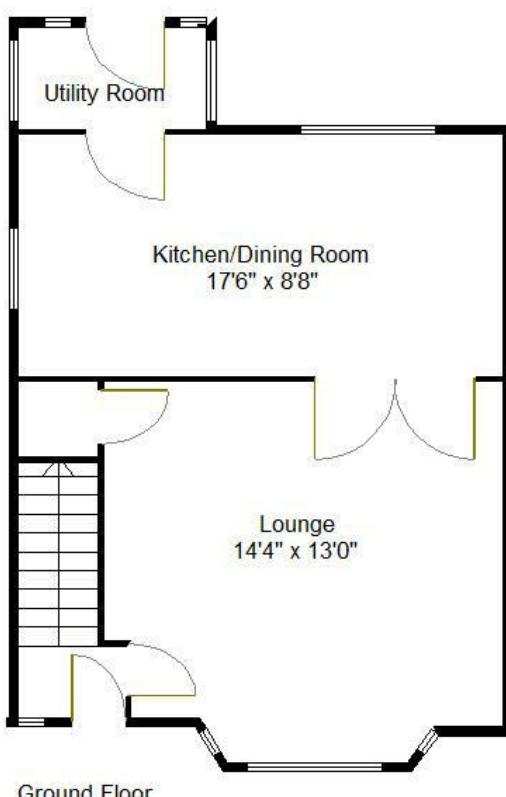
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prospective buyers are kindly asked to take specific advice from their professional advisors.

**OPENING HOURS** - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday  
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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		82	
EU Directive 2002/91/EC		66	