



horton knights of doncaster

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Insall Way, Auckley, Doncaster, DN9 3FZ  
Asking Price £300,000



BEAUTIFUL THREE BEDROOM DETACHED FAMILY HOME / CORNER PLOT WITH ATTRACTIVE VIEWS / OPEN PLAN DINING KITCHEN LEADING INTO AN ORANGERY / DOWNSTAIRS W/C AND UTILITY ROOM / PRINCIPAL BEDROOM WITH EN-SUITE / REAR ENCLOSED GARDEN / DETACHED GARAGE & AMPLE PARKING / NO CHAIN / BOOK YOUR VIEWING NOW //

This beautifully presented 3 bedroom detached family home is offered for sale with no onward chain. Enjoying a corner plot with attractive views, the property offers spacious and modern living throughout. The ground floor features an open-plan dining kitchen leading through to a bright orangery, creating a perfect space for family living and entertaining. There is also a comfortable lounge, utility room, and a convenient ground floor W/C. Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with en suite, along with a modern family bathroom. Externally, the home benefits from a rear enclosed garden, ideal for relaxing or entertaining, as well as a driveway with a detached garage providing off-road parking. Located within a popular residential area, the property is close to highly regarded local schools, shops, and transport links, making it an ideal choice for families or professionals alike.

**ACCOMMODATION**  
A composite type double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**  
This is all smartly finished with a tiled floor covering which follows through into the dining kitchen and orangery. A staircase gives access to the first-floor accommodation, there's a central heating radiator, ceiling light, smoke alarm and a traditional white panelled door that leads into the ground floor wc.

**DOWNSTAIRS W/C**  
This is fitted with a modern 2 piece white suite comprising of a low flush wc and wash hand basin. It has a central heating radiator, inset spot lighting and an extractor fan.

**LOUNGE**  
**17'7" x 10'5" max (5.37 x 3.19 max )**  
An attractive reception room it has two pvc double glazed windows to the side and front elevations, two central heating radiators and two central ceiling lights.

**OPEN PLAN DINING KITCHEN**  
The kitchen is fitted with a range of modern high and low level units finished with a work surface over. There is a single drainer one and half bowl stainless steel sink unit with mixer tap, 6-ring gas hob with wide extractor hood and integrated double oven. There is an integrated fridge/freezer, 2 PVC double glazed windows, central heating radiator, central ceiling pendant light and inset spot lighting

**UTILITY ROOM**  
**5'8" x 5'4" max (1.73 x 1.64 max )**  
This has a base cupboard with work surface over, plumbing for washing machine, tumble drier, dishwasher etc. There is a central heating radiator, tiled flooring, extractor fan and ceiling light.

**ORANGERY**  
**12'0" x 9'5" max (3.68 x 2.88 max )**  
This makes a lovely addition and has pvc double glazed windows including a vaulted pvc double glazed roof light, inset spot lighting, tiled flooring 2 pvc double glazed doors which open onto the rear garden.

**FIRST FLOOR LANDING**  
There is a pvc double glazed window to the rear, central heating radiator, ceiling light and smoke alarm. It has a corner cupboard which houses a pressurised hot water cylinder with linen storage above.

**PRINCIPAL BEDROOM**  
**13'3" x 11'11" max (4.05 x 3.65 max )**  
A large principle bedroom it has pvc double glazed window which has a beautiful outlook over open land and woodland in the distance. There is a central heating radiator, central ceiling light, wardrobes built in to the recess and a door leading to the en-suite.

**EN-SUITE SHOWER ROOM**  
A modern 3 piece en-suite which has a shower enclosure, wash hand basin and low flush wc. There is a mains plumbed thermostatic shower, contemporary style towel rail/ radiator, pvc double glazed window and vinyl floor covering.

**BEDROOM 2**  
**11'0" x 7'6" (3.36 x 2.29)**  
This has an outlook to the front, central ceiling light, pvc double glazed window and built in cupboard.

**BEDROOM 3**  
**8'11" x 7'3" max (2.74 x 2.23 max )**  
This has a pvc double glazed window to the side, central heating radiator and central ceiling light.

**HOUSE BATHROOM**  
Fitted with a white suite that comprises of a panelled bath, pedestal wash basin and low flush wc. It has vinyl flooring, contemporary style towel rail/radiator, extractor fan and inset spot lighting to the ceiling.

**OUTSIDE**  
The property stands on an attractive corner plot with gardens to all sides. The front and two sides are mainly landscaped, whilst to the rear there is a long driveway which provides car standing for 3 cars and in turn leads to a detached brick built garage with an up and over door.

**AGENTS NOTES:**  
TENURE - FREEHOLD (to be confirmed)

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units, as built.

HEATING - Gas radiator central heating. Age of boiler, as built.

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](http://www.hortonknights.co.uk)

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