

sales
lettings
and service

horton knights
of doncaster



Lindley Road, Finningley, Doncaster £365,000

Lindley Cottage 28 Lindley Road, Finningley, Doncaster, DN9 3DG

A SUBSTANTIAL 4 BEDROOM DETACHED BUNGALOW / SET IN LARGE MATURE GARDENS / SPACIOUS AND FLEXIBLE LAYOUT / A LARGE VILLA INSPIRED CONSERVATORY WITH GRAPE VINE / AMPLE PARKING AND A BRICK GARAGE / SOUGHT AFTER VILLAGE / NO CHAIN / VIEWING ESSENTIAL //

Viewing is highly recommended to appreciate the space, style and size of this substantial bungalow. It could be used as 3 or 4 bedrooms with 1 or 2 reception rooms, the choice is yours. It has gas central heating, pvc double glazing and comprises: Entrance porch into a large dining hall, a separate sitting room or bedroom 4, large extended more informal open plan living dining kitchen, a gorgeous 'Mediterranean inspired' large conservatory overlooking the rear garden. From the hall there are 3 further good sized bedrooms, a bathroom plus a separate shower room. Outside are large gardens, a brick garage and ample parking. Well positioned in this lovely sought after village with access to village amenities, plus nearby Bawtry and Doncaster slightly further a field.

ACCOMMODATION

A pvc double glazed entrance door with matching double glazed side screens leads into a triangular shaped porch with a glazed inner door into an open dining hall.

DINING HALL

14'6" max x 11'0" (4.42m max x 3.35m)

This is an attractive dual function reception area, it has a very much period feel with a Delft rail, wall panelling, double panel central heating radiator, coving and a central ceiling light. From here a door leads into a front facing lounge.

LOUNGE /BEDROOM 4

16'6" x 15'7" max (5.03m x 4.75m max)

This is a good size reception or bedroom, it has a deep pvc double glazed window to the front, double panel central heating radiator, ornate cornicing, coving to the ceiling, ornate ceiling rose, polished wood floor and a feature fireplace with a gas fire inset (gas fire has been capped off) matching wall lights and a central ceiling light.

BREAKFAST KITCHEN

22'0" x 10'7" (6.71m x 3.23m)

From the dining hall a second door leads into an

extended breakfast kitchen which is fitted with a range of high and low level units finished with a modern cream coloured shaker style cabinet door with a contrasting work surface over, there is a large range style oven which comprises of a 7 ring gas hob including a wok burner and a hot plate, double ovens, warming drawers etc. There is also an integrated fridge, plumbing for dishwasher, single drainer 1½ bowl stainless steel sink unit, pvc double glazed window with an outlook into the rear garden, a double panel central heating radiator, tiled flooring, beamed ceiling with inset spotlighting and a broad opening which continues through into a more informal sitting area which gives an outlook over the properties rear garden.

INFORMAL SITTING AREA

17'7" max x 13'6" max (5.36m max x 4.11m max)

This has a broad pvc double glazed window, a skirting radiator, further double panel central heating radiator, laminate flooring and a feature off set fireplace with gas fire laid on.

BEDROOM 1 FRONT

15'8" x 14'4" max (4.78m x 4.37m max)

From the dining hall doors lead to bedrooms and bathroom.

This is a large double bedroom which has a deep pvc double glazed bay window to the front, double panel central heating radiator, ornate cornicing, dado rail, ornate ceiling rose and further picture window.

BEDROOM 2 REAR

13'0" x 11'3" max (3.96m x 3.43m max)

A second double bedroom, it has a pvc double glazed windows to the rear and side elevations, a double panel central heating radiator, coving and a ceiling light.

BEDROOM 3

9'10" x 8'0" (3.00m x 2.44m)

A comfortable third bedroom as evidence by the room measurements with two pvc double glazed windows with an outlook into the rear garden, central heating radiator and a ceiling light.

HOUSE BATHROOM

10'7" x 7'3" (3.23m x 2.21m)

The bathroom is all smartly finished with a modern suite that comprises of a jacuzzi style corner bath with an attached mixer shower including glazed shower screens, wash hand basin inset to vanity unit, low flush wc and bidet. There is tiling to the four walls, central heating radiator, marble effect tiled floor and a built-in cupboard.

REAR PORCH

From the kitchen an exterior door gives access into a rear porch which again opens into a large conservatory.

The rear porch has a pvc double glazed window, pvc double glazed exterior door, further access giving access to the boiler room which houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and the central heating systems.

CONSERVATORY

19'9" x 15'2" (6.02m x 4.62m)
A beautiful large rear facing conservatory, it has two pvc double glazed windows with an outlook over the rear garden, a pitched polycarbonate roof, a large vine, ornate pillars, two central heating radiators, tiled flooring and doors to further additional storage cupboard and a shower room.

SHOWER ROOM/WC

This has a separate low flush wc within, a shower enclosure with mains plumbed thermostatic shower including a rainfall shower head, wash hand basin, vinyl floor and a ceiling light.

ATTACHED GARAGE

17'0" x 9'0" (5.18m x 2.74m)
A door from the conservatory gives access into the attached garage which has an up and over door, ceiling light, there is also plumbing for an automatic washing machine, room for tumble dryers etc.

OUTSIDE

The property stands in large mature gardens, including a brick pillared entrance with a dropped kerb onto a large driveway with more than ample parking, this in turn leads to an attached brick garage, a lean-to style car port with a gate giving access into the rear garden.

REAR GARDEN

The rear garden again, is all beautifully laid out, it is mainly lawned with a paved patio terrace which leads into the gardens. There are ornamental flower beds and borders stocked with a variety of maturing shrubs and plants, several timber outbuildings and seating areas.

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 D.

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.

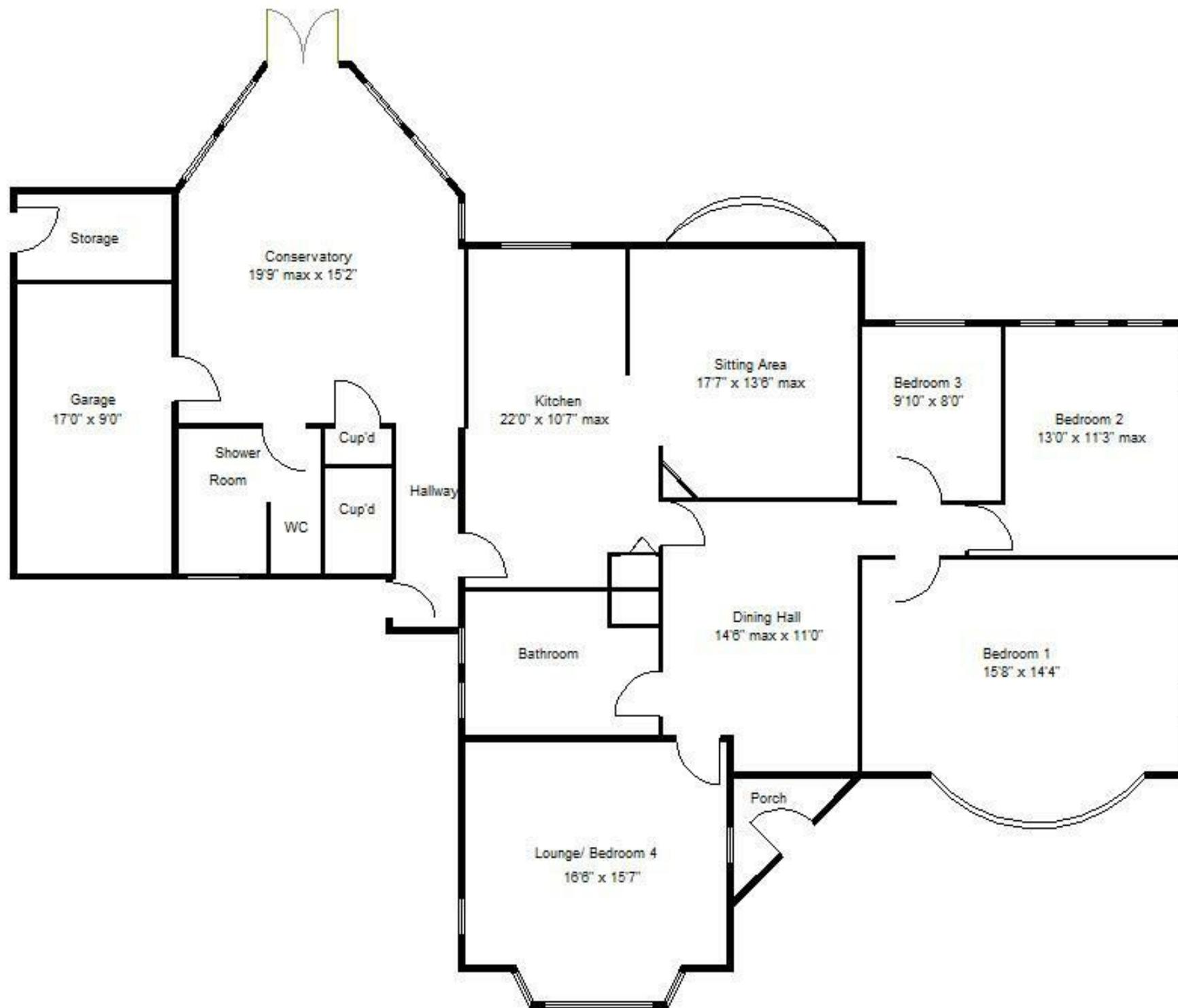
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

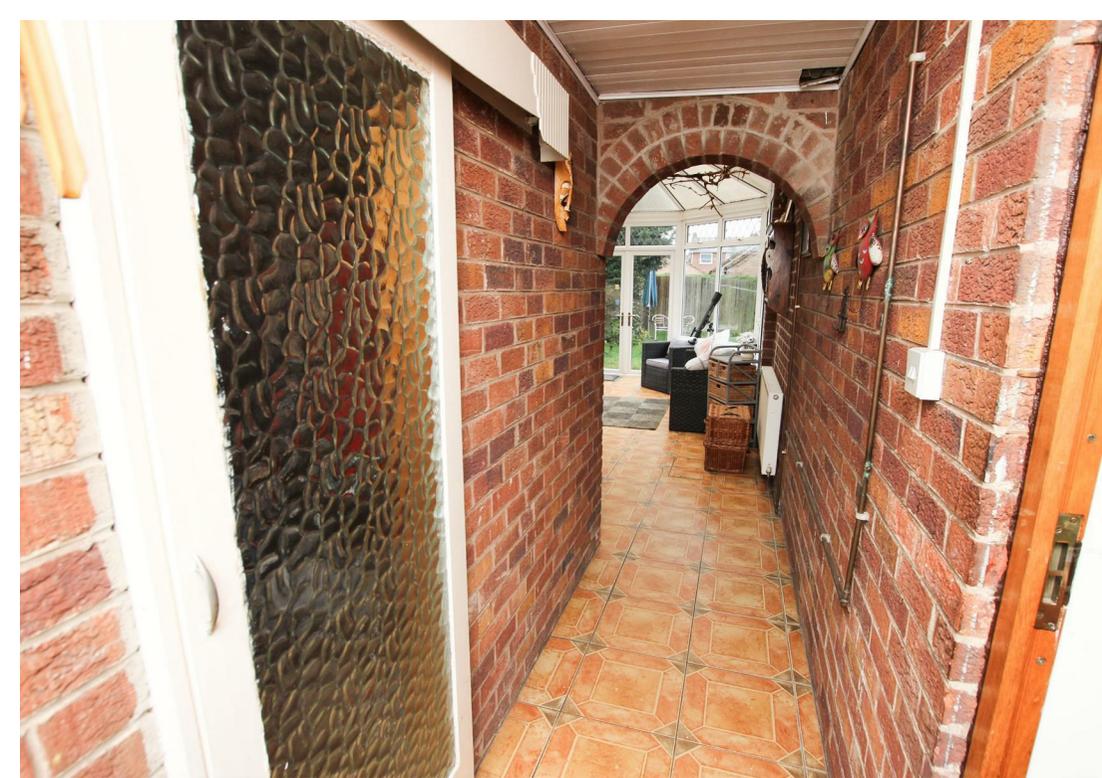
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(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	











39 – 45 Printing Office Street, Doncaster, DN1 1TP

telephone : 01302 760322
fax : 01302 760344
horton knights of doncaster is a trading style of Horton Knights Estate Agents Ltd.

www.hortonknights.co.uk
doncaster@hortonknights.co.uk
Co. no. 6170846 registered in England and Wales