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Grange Park, Kirk Sandall, Doncaster, DN3 1PP
Guide Price £215,000 - £230,000

EXTENDED 3 BEDROOM SEMI / POPULAR CUL-DE-SAC / WIDE PLOT WITH DOUBLE GARAGE / GORGEOUS MODERN BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES / LARGE GARDEN ROOM EXTENSION / FANTASTIC FAMILY HOME / EARLY VIEWING RECOMMENDED //

Located on this popular cul-de-sac, a good size extended 3 bedroom semi-detached house. The property has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, spacious lounge with bow window, modern grey coloured fitted breakfast kitchen with a host of integrated appliances, garden room. First floor landing, 3 bedrooms and a bathroom. Outside are front and rear gardens, the rear widens and there is a detached double brick garage within the garden. The property is well placed with access to local amenities including schools, shops etc. PRICE TO SELL. VIEWING RECOMMENDED.

ACCOMMODATION

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

ENTRANCE HALL

The entrance hall has a staircase to the first floor accommodation, double panel central heating radiator, coving, wall light and door into the lounge.

LOUNGE

14'6" x 13'3" (4.42m x 4.04m)

A large square shaped reception room with a contemporary style electric fireplace, a broad pvc double glazed bow window to the front, central heating radiator, coving, ceiling light and a built-in understairs storage area.

BREAKFAST KITCHEN

17'7" x 8'6" (5.36m x 2.59m)

The kitchen has been upgraded over the years and beautifully finished with a range of modern high and low level units finished with a high gloss grey cabinet door with a contrasting work surface, the units extend to provide a peninsula style breakfast bar, and includes a range of integrated appliances. there is a five ring gas hob including a wok burner with an extractor hood above, an integrated double oven, dishwasher, a deep recess suitable for an American style fridge freezer with water laid on, inset spotlighting to the ceiling, laminate flooring, contemporary style tall radiator and double doors which leads into a garden room.

GARDEN ROOM

16'4" x 9'0" (4.98m x 2.74m)

This has pvc double glazed, double opening doors which lead out into the garden, two broad pvc double glazed windows, laminate flooring and two ceiling lights.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, an access point into the loft space, ceiling light, laminate flooring and doors to the bedrooms and bathroom.

BEDROOM 1

12'0" x 11'0" max (3.66m x 3.35m max)

This is a large double bedroom which has broad pvc double glazed window to the front, central heating radiator, laminate flooring, coving and a ceiling light.

BEDROOM 2

11'0" x 10'0" (3.35m x 3.05m)

This is good size second double bedroom, it has a pvc double glazed window to the rear, central heating radiator, laminate flooring and a deep built-in corner cupboard with storage over. There is also a free standing wardrobe which are included in the sale of the property.

BEDROOM 3

9'0" x max x 7'6" max (2.74m x max x 2.29m max)

This is a good size for a third bedroom which has a pvc double glazed window to the front, central heating radiator, coving and a ceiling light.

HOUSE BATHROOM

The bathroom is fitted with a modern three piece white suite that comprises of a jacuzzi style bath with a central mixer tap and a hand rinse, and a separate independent electric shower over the bath. Plus a wash hand basin inset to vanity unit, low flush wc, tiling to the walls, pvc double glazed window, towel rail/radiator and inset spotlighting to the ceiling.

OUTSIDE

The property stands on a corner plot which widens towards the rear, there is a driveway which provides car standing, low level fencing and gated access into the rear garden.

REAR GARDEN

This is a good size, it is mainly lawned, there is concrete post and timber fencing to the perimeters, within the garden there is a large detached double brick garage which has a metal up and over door, power and light laid on.

AGENTS NOTES:

TENURE - FREEHOLD - To be confirmed.

SERVICES - All mains services are connected.

DOUBLE GLAZING - 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 B

BROADBAND - Ultrafast broadband is available with download speeds of up to 2000 mbps and upload speeds of up to 2000 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.

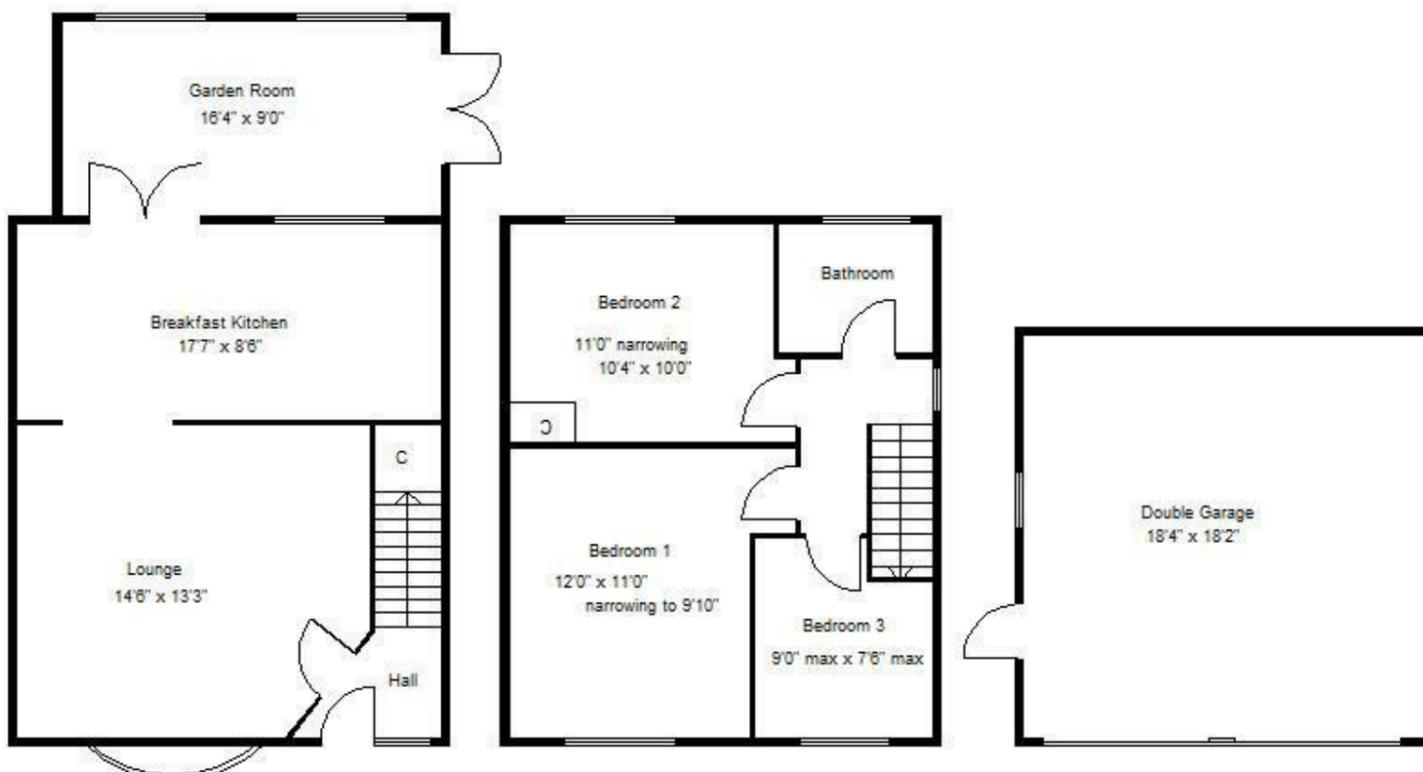
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OPENING HOURS - Monday - Friday 9:00 - 5:30

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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			EU Directive 2002/91/EC