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**Dove Lane, Woodlands, Doncaster, DN6 7FR**

**Asking Price £285,000**

An internal inspection is recommended to appreciate the size, space and style of this immaculate 4 bedroom detached house. Beautifully presented with modern carpets, floor coverings and fitted blinds it really is a 'turn key' proposition. It has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, wc off, sitting room, separate living/ family room, and a large open plan dining kitchen with integrated appliances. First floor landing, 4 bedrooms all of which are good size, en-suite shower room to the main bedroom plus a modern white house bathroom. Outside there are attractive gardens, 2 parking spaces, the rear garden enjoys an attractive Southerly aspect. The property is well placed with access to amenities including access to the A1 and motorway networks. NO UPPER CHAIN, EARLY VIEWING RECOMMENDED.

#### ACCOMMODATION

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

#### ENTRANCE HALL

The entrance hall has a staircase to the first floor accommodation, a central heating radiator, a modern Herringbone style vinyl floor covering, inset spotighting to the ceiling and doors to;

#### GROUND FLOOR WC

This is fitted with a modern 2 piece white suite comprising of a low flush wc, modern tiles, contemporary style tall radiator/towel rail, extractor fan along with inset spotighting.

#### SITTING ROOM

15'6" x 9'9" (4.72m x 2.97m)

A attractive room with pvc double glazed double opening doors fitted with venetian blinds giving access into the rear garden. There is a central ceiling light, central heating radiator and a t.v wall mount.

#### LIVING/FAMILY ROOM

11'8" x 8'7" (3.56m x 2.62m)

An excellent second reception room, it has a pvc double glazed window to the front with fitted plantation style blinds, a double panelled central heating radiator, vinyl floor covering and inset spotighting to the ceiling.

#### OPEN PLAN DINING KITCHEN

22'0" x 11'2" (6.71m x 3.40m)

This is a particularly good size and all smartly finished

with a range of modern high and low level units finished in a light grey cabinet door with a contrasting work surface and a mirrored glass style splashback. There is a 4 ring electric hob, extractor hood, integrated oven, additional integrated appliances include a dishwasher, washing machine and an integrated fridge and freezer. The work surface extends to provide a breakfast bar which opens directly into the dining area. The dining area has 2 pvc double glazed windows including fitted plantation blinds to the front and further blinds inset to the patio doors which give access into the rear garden. There is a vinyl floor covering, central heating radiator, inset spotighting to the ceiling, concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is an additional storage cupboard and a door into a rear facing sitting room.

#### FIRST FLOOR LANDING

There is an access point into the loft space, built-in cupboard and doors to the bedrooms and bathroom.

#### BEDROOM 1

11'6" x 10'9" (3.51m x 3.28m)

This is a large double bedroom, it has a pvc double glazed window to the front with a fitted plantation blind, central heating radiator, t.v. wall mount and a deep built-in cupboard.

#### EN-SUITE SHOWER ROOM

This is fitted with a modern white suite that comprises of a shower enclosure, matching wash hand basin and

a low flush wc. There is modern tiling to the shower areas half walls with a full height wall mirror, pvc double glazed window fitted with a venetian blind and a towel rail/radiator.

#### BEDROOM 2

12'6" max x 9'7" max (3.81m max x 2.92m max)

A good sized second double bedroom, it has a pvc double glazed window to the front fitted with plantation blind, central heating radiator and inset spotighting to the ceiling.

#### BEDROOM 3

11'0" x 9'1" (3.35m x 2.77m)

The bedroom has a pvc double glazed window to the rear, fitted venetian blind, central heating radiator and a central ceiling light.

#### BEDROOM 4

11'0" max x 10'2" max (3.35m max x 3.10m max)

Again, this is a comfortable size bedroom, it has a pvc double glazed window to the rear with a fitted venetian blind, central heating radiator and a central ceiling light.

#### HOUSE BATHROOM

The bathroom is all smartly finished with a modern white suite that comprises of a panelled bath with a mixer shower over including a glazed shower screen, a pedestal wash hand basin and a low flush wc. There is a contemporary style tall radiator/towel rail, modern tiling to the bathing areas and half walls with coordinating floor tiles, pvc double glazed window with a fitted venetian blind, inset spotighting and an extractor fan.

#### OUTSIDE

The property stands on an attractive plot, to the side of the property there are 2 car parking spaces.

#### REAR GARDEN

The rear benefits from a South Facing garden, it is all enclosed with timber fencing to the perimeters, a paved patio and sitting area, with a large lawn and a flower bed.

#### AGENTS NOTES:

TENURE - Freehold : Estate Charge TBC

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC Double Glazing. Age of units s new 2023

HEATING - Gas radiator central heating. Age of boiler as new 2023

COUNCIL TAX - Band D

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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.

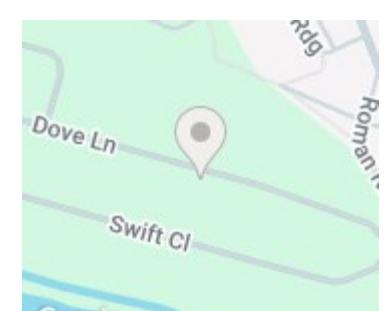
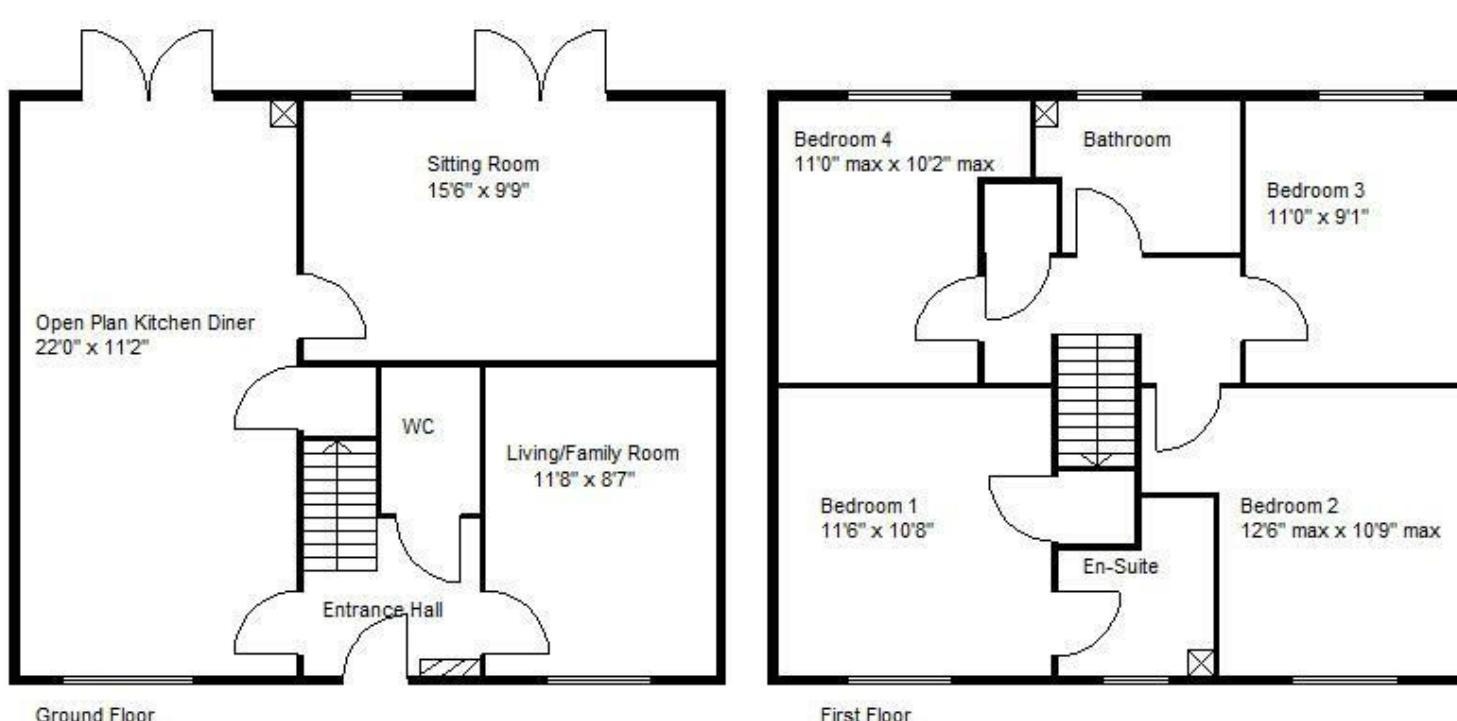
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We

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. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	94
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		EU