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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.

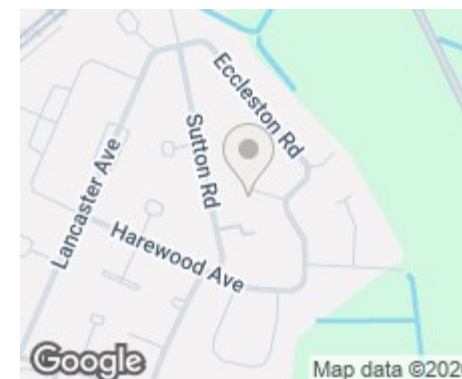
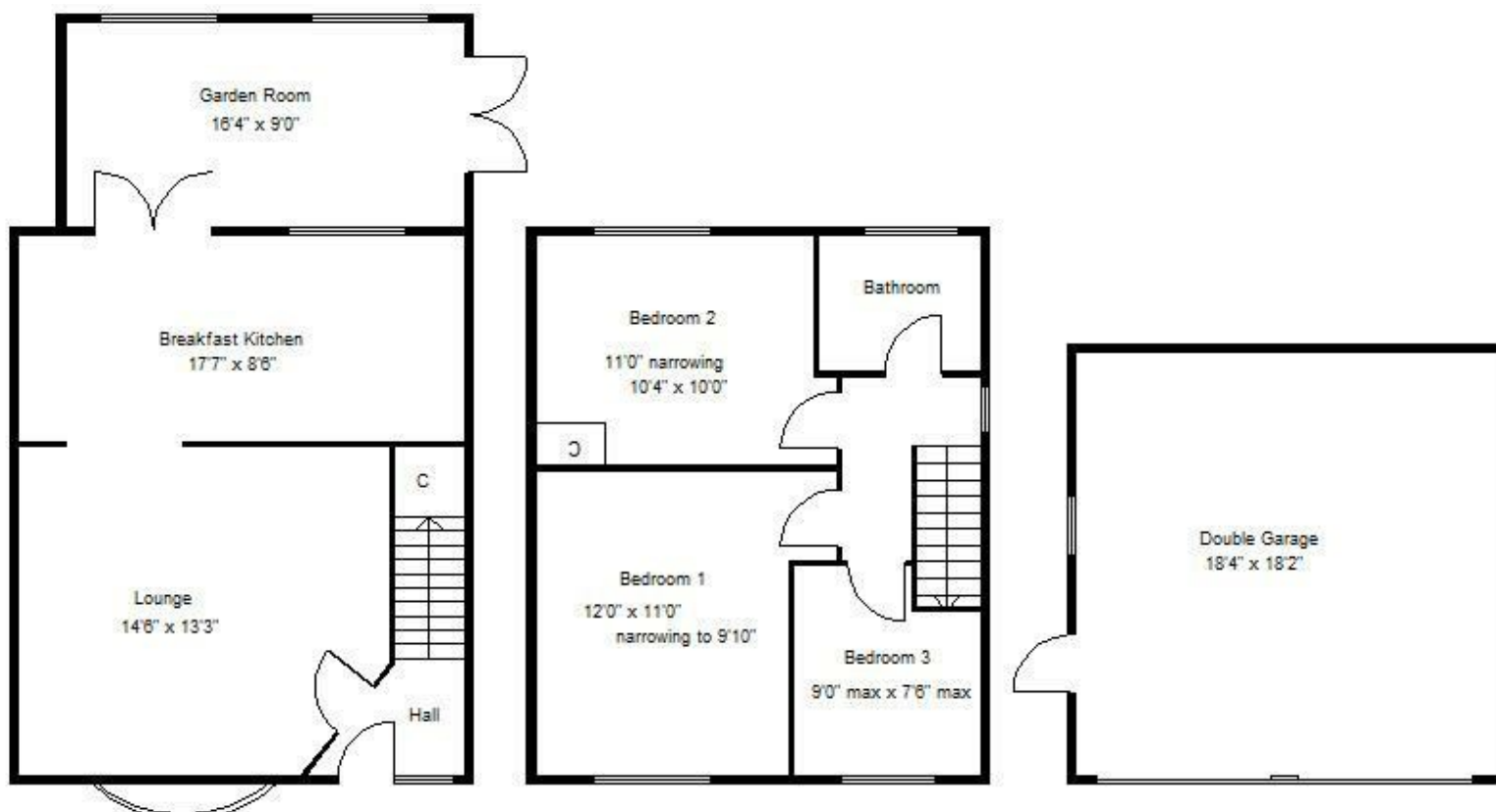
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OPENING HOURS - Monday - Friday 9:00 - 5:30

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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			
		63	77
England & Wales		EU Directive 2002/91/EC	