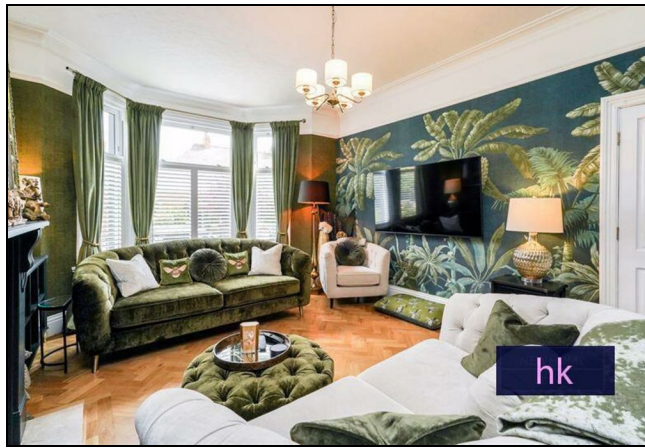
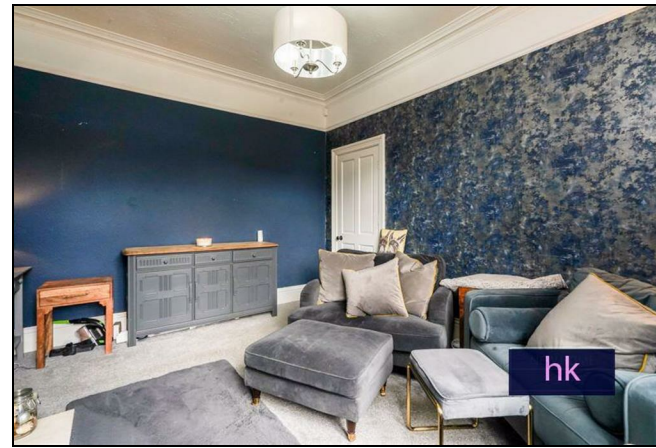


horton knights of doncaster

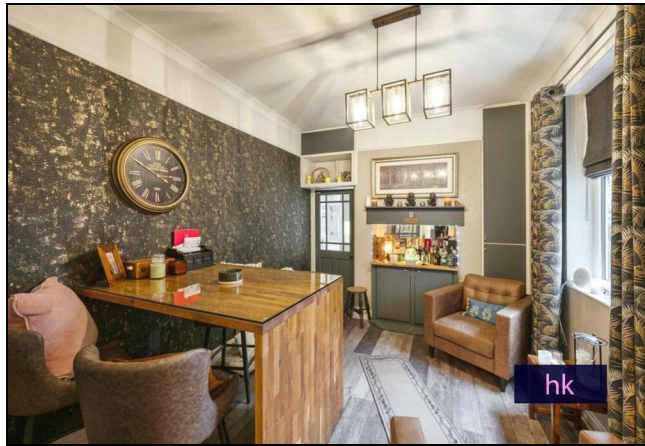
37 Axholme Road, Wheatley, Doncaster, DN2 4AN



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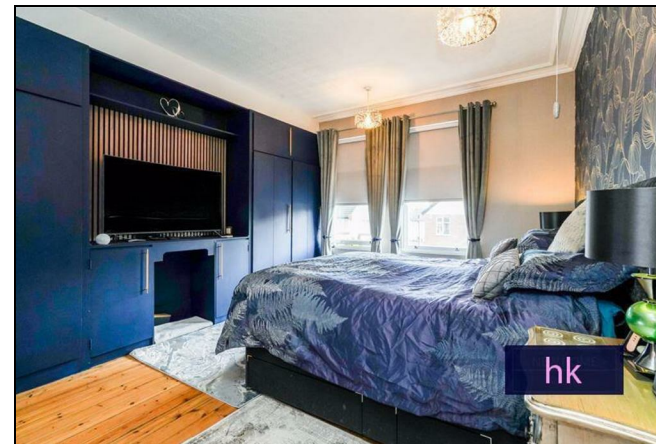
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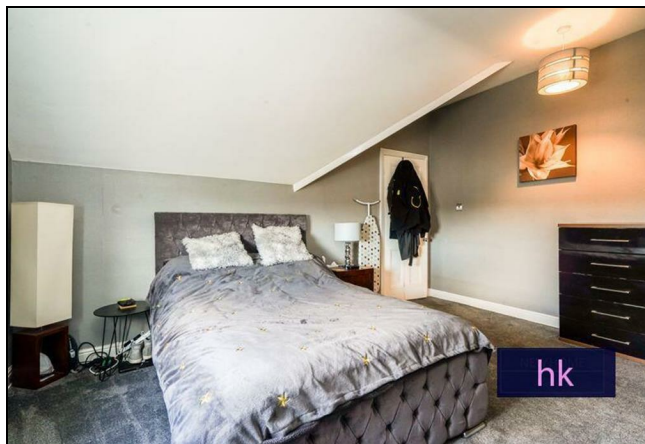
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*****LEGAL FEE INCENTIVE*** STUNNING 6 BEDROOM SEMI DETACHED FAMILY HOME / FULLY RENOVATED INSIDE AND OUT / SPACIOUS ACCOMMODATION / MODERN DECOR AND APPLIANCES THROUGHOUT / WELL PRESENTED LANDSCAPED REAR GARDEN WITH SUMMERHOUSE / GATED DOUBLE DRIVEWAY / CLOSE TO LOCAL AMENITIES / POPULAR LOCATION / VIEWING HIGHLY RECOMMENDED // £1300 TOWARDS LEGAL FEES IF PANEL SOLICITORS USED**

Stunning property showcasing original character blended with contemporary design comprising of; Charming tiled entrance hallway with original features, spacious living room, separate sitting room, spacious dining room, modern fitted kitchen, shower room, 6 bedrooms and modern family bathroom.

Driveway with secure gated parking for two cars. Fully landscaped garden with patio area, two separate pergolas – one for seating and one covering hot tub. Large summerhouse/bar at the rear with full electrics – perfect for entertaining, popular location close to numerous local amenities including shops, schools and transport links.

Asking Price £290,000

ENTRANCE VESTIBULE

Welcoming entrance porch opening through into the hallway.

PERIOD ENTRANCE HALL

Magnificent period hallway, with a beautiful mosaic tiled floor, feature stained glass windows and a door leading down into the cellar.

FAMILY ROOM

4.05 x 5.09 (13'3" x 16'8")
Cosy spacious lounge with beautiful period features and a double glazed bay window to the front.

LIVING ROOM

3.52 x 4.23 (11'6" x 13'10")
Overlooking the rear garden, period coving and fireplace with French doors leading out.

SNUG

Great use of space, currently used as a bar / snug area.

KITCHEN

3.05 x 3.71 (10'0" x 12'2")
Modern kitchen with a great range of wall and base level units, providing cupboard and drawer space. Standing pride of place the free standing double oven with extractor over. Wooden top surfaces incorporating a one and a half bowl sink with mixer tap. Plumbing and space for a washing machine and dryer. Tiled flooring and French doors opening onto the rear garden.

DOWNSTAIRS SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM 1

3.35 x 4.44 (10'11" x 14'6")
Generous master bedroom overlooking the rear garden.

BEDROOM 2

3.52 x 4.28 (11'6" x 14'0")
Spacious principle bedroom with two double glazed windows and fitted wardrobes.

BEDROOM 4

3.05 x 4.12 (10'0" x 13'6")
A feature brick glass window and window to the side

FAMILY BATHROOM

White three piece suite.

SEPERATE W/C

A low flush w/c and a beautiful stained glass window.

SECOND FLOOR LANDING

Generous fourth bedroom with window to the front and radiator.

BEDROOM 3

4.05 x 4.43 (13'3" x 14'6")
This is a large double bedroom with pvc double glazed window and central heating raidtaor.

BEDROOM 5

3.80 x 3.52 (12'5" x 11'6")
3.80m max x 3.52m - Fifth double bedroom overlooking the rear.

BEDROOM 6 / OFFICE

Currently used as an office.

DOUBLE GATED DRIVEWAY

Double gated driveway providing off road parking.

REAR GARDEN

Stunning, landscaped rear garden with artificial grass, a large patio area, being wall enclosed and a raised decked area.

SUMMER HOUSE

A great entertaining summer house for all the family.

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 1,800 mbps and upload speeds of up to 1,000 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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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.

