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Stripe Road, Rossington, Doncaster £400,000 - £425,000

Martindale Stripe Road, Rossington, Doncaster, DN11 0EY

**** GUIDE PRICE £400,000 - £425,000 ****

LARGE NON-ESTATE 4 BEDROOM DETACHED BUNGALOW / LOVELY POSITION SET BACK OFF STRIPE ROAD / STANDING IN BEAUTIFUL LARGE GARDENS APPROACHING 1/3 ACRE / SPACIOUS LIVING ROOMS / LARGE SQUARE KITCHEN / EN-SUITE TO MAIN BEDROOM / AMPLE DRIVEWAY & PARKING / VIEWING ESSENTIAL //

Individually designed, this large 4 bedroom detached bungalow (approx. 180 m2 GIA) offers versatile family living in a beautiful non-estate position set back, off Stripe Road. It has a gas central heating system, PVC double glazing and briefly comprises: Large entrance hall, a very large lounge (22'0 max x 20'0 max), fully fitted breakfast kitchen (17'0 x 17'0), separate dining room, PVC conservatory and a utility room. There are 4 good sized bedrooms, the main bedroom has an en-suite shower room off plus there's a large house bathroom with a separate shower enclosure. Outside are large mature gardens approaching 1/3 of an acre. Very popular location with access to Doncaster City and the market town of Bawtry, plus local amenities and popular schools. AN EXCEPTIONAL BUNGALOW ON AN EQUALLY EXCEPTIONAL PLOT. VIEWING ESSENTIAL.

ACCOMMODATION

A brick portico gives shelter to a pvc double glazed entrance door with matching side screen and leads into the entrance hall.

ENTRANCE HALL

This is a particularly good size it has a central heating radiator, laminate flooring, an access into the loft space via a retractable loft ladder which is part boarded. Doors from here lead to a tall cloaks cupboard and a second deep storage cupboard with linen shelving etc.

LOUNGE

21'10 x 20'1 (6.65m x 6.12m)

A large rear facing reception room, it has pvc double glazed sliding doors which gives access into a PVC conservatory and allows the room a good amount of natural light. There is a ceramic timber effect tiled floor covering throughout, ornate cornicing, ceiling lights, matching wall lights, 2 central heating radiators and a second door leading into a dining room.

CONSERVATORY

12'2 max x 11'6 max (3.71m max x 3.51m max)

The conservatory is pvc double glazed with pvc double glazed doors which gives the most wonderful views of the garden, and access to the patio, again finished with a tiled floor covering, central ceiling fan/light unit.

SEPARATE DINING ROOM

14'5 x 9'9 (4.39m x 2.97m)

There is a pvc double glazed window to the side, further pvc double glazed double opening doors on to the rear patio, a continuation of the tiled flooring, central heating radiator, coving and a central ceiling light.

UTILITY ROOM

9'9 x 6'10 (2.97m x 2.08m)

It has a single drainer stainless steel sink unit with work surface and cupboard beneath, it also has plumbing and space for a washing machine. There is a tiled floor covering, central heating radiator, pvc double glazed exterior door and a ceiling light.

LARGE SQUARE KITCHEN

16'10 x 16'9 (5.13m x 5.11m)

A particularly good size (as evidence by the room measurements), it is all beautifully finished with a range of modern high and low level units finished with a work surface over. Integrated appliances include a 6 ring gas hob including a wok burner, extractor hood above, twin eye-level matching ovens, an integrated fridge and an integrated dishwasher. A composite type sink with mixer tap. There are 3 pvc double glazed windows to the front & side elevations and a pvc double glazed door exterior door. A contemporary style radiator, vinyl flooring and 3 ceiling light points.

From the entrance hall and lobby doors lead off to the bedrooms and bathroom.

PRINCIPLE BEDROOM

11'8 x 11'6 (3.56m x 3.51m)

A large double bedroom it has a pvc double glazed window to the rear, a central heating radiator, laminate flooring, coving and central ceiling light. From here a door leads to.

EN-SUITE SHOWER ROOM

This is fitted with a modern white suite that comprises of a corner shower enclosure, wash hand basin and a low flush wc. There is tiling to the shower areas and splashbacks, 2 contemporary style chrome towel rail/radiators, a pvc double glazed window, vinyl flooring, extractor fan and 2 ceiling lights.

BEDROOM 2

13'4 x 9'5 (4.06m x 2.87m)

A good sized second double bedroom, it has a pvc double glazed bow window to the front, central heating radiator, coving and central ceiling light.

BEDROOM 3

9'6 x 9'2 (2.90m x 2.79m)

This has a pvc double glazed bay window to the front, a central heating radiator, coving and ceiling light.

BEDROOM 4

9'6 x 9'5 (2.90m x 2.87m)

This has a pvc double glazed bay window to the front, central heating radiator, coving and a ceiling light.

HOUSE BATHROOM

A large bathroom fitted with a modern 4 piece white suite comprising of a panelled bath with offset corner tap, separate shower enclosure with a mains plumbed thermostatic shower, wash hand basin inset into vanity unit and a low flush wc. There is tiling to the 4 walls with a coordinating floor tile, a pvc double glazed window, central heating radiator, contemporary style towel rail/radiator and a central ceiling light.

OUTSIDE

The property is set back off Stripe Road, and stands on attractive plot with gardens approaching 1/3 of an acre. A brick pillared entrance leads onto a block paved driveway which provides ample car standing, the remainder of the front garden is mainly lawned with a separate side gate access into the rear garden.

REAR GARDEN

It is a gorgeous garden, indeed why the sellers bought the property, it is a particularly good size, all enclosed with fencing to the perimeters. It is predominantly lawned with shaped flower beds and borders, ornamental and maturing trees providing screening and privacy. A stone paved patio extends across the rear elevation, and overlooks the remainder of the garden.

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...

COUNCIL TAX - Band E.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1600 mbps and upload speeds of up to 115 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

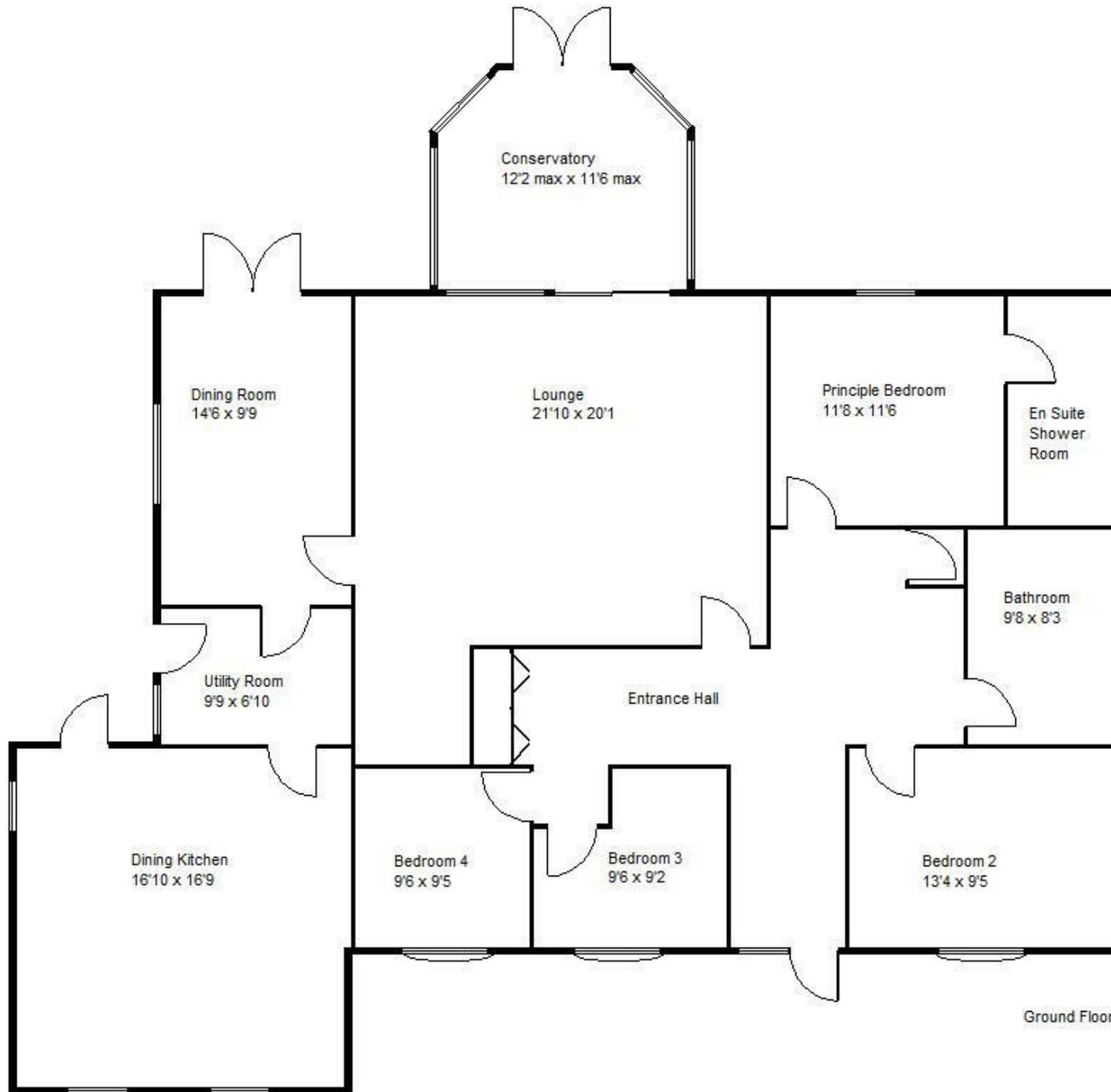
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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
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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	73	81
	EU Directive 2002/91/EC	





