

horton knights of doncaster

sales  
lettings  
and service



86 Bond Street, New Rossington, Doncaster, DN11 0XD  
Offers Over £220,000

**EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE / LOVELY INFORMAL SITTING/ GARDEN ROOM EXTENSION TO THE REAR / AMPLE FRONT PARKING AND DOUBLE LENGTH GARAGE / IMMACULATE PRESENTATION THROUGHOUT / LARGE MODERN DINING KITCHEN / 4 PIECE BATHROOM INCLUDING SEPARATE SHOWER ENCLOSURE / EARLY VIEWING RECOMMENDED //**

An internal inspection is highly recommended to fully appreciate the standard of accommodation on offer. The property has been extended over the years and benefits from a large informal sitting/ garden room. It has a gas central heating system via a combination type boiler, pvc double glazing and solar panels ( owned outright). The property briefly comprises: Entrance hall, spacious open plan lounge with stairs to the first floor, modern fitted dining kitchen with anthracite and white units, large informal sitting/ garden room onto a pretty garden. First floor landing, 3 bedrooms, 2 good size doubles and a single and a modern 4 piece bathroom. Outside there is ample parking to the front, a double length garage and a beautiful enclosed rear garden with only bungalows behind creating a higher degree of privacy. The property is well placed with access to amenities including schools, shops etc. plus easy access to the motorway network.

**ACCOMMODATION**

A pvc double glazed entrance door with decorative glaze inset, leads into the property's entrance hall.

**ENTRANCE HALL**

This has a central heating radiator concealed behind a radiator grill, laminate flooring, coving to the ceiling, ceiling light and a part glazed interior door which leads through into the lounge.

**LOUNGE**

**18'6" x 16'0" (5.64m x 4.88m)**

This is an attractive room, it has a feature fireplace with a living flame gas fire inset, a deep pvc double glazed bay window to the front, 3 central heating radiators, 1 concealed behind a radiator grill. There is coving to the ceiling, a central ceiling light and a staircase giving access to the first floor accommodation with a built-in understairs storage cupboard. A part glazed door leads into a beautiful dining kitchen.

**MODERN DINING KITCHEN**

**15'0" x 9'0" (4.57m x 2.74m)**

This is all smartly finished with a range of modern high and low level units finished with a modern anthracite grey cabinet door, along the base units and a contrasting diamante effect work surface with white wall cabinets above. There is modern tiling to the splashbacks. Integrated cooking appliances include a 4 ring ceramic hob, matching glass splashback, extractor hood an integrated oven and there is also an integrated fridge. A modern composite sink with matching mixer tap, a continuation of the laminate

flooring, central heating radiator concealed behind a radiator grill, coving to the ceiling, 2 x central ceiling lights and then 2 pvc double glazed, double opening doors which lead into the informal sitting /garden room.

**INFORMAL SITTING/ GARDEN ROOM**

**15'7" x 12'3" (4.75m x 3.73m)**

This is probably better demonstrated by the photographs. It has 2 x pvc double glazed doors which lead out onto a decked patio and sitting area. The room is all finished with real wood flooring, there is a modern light weight pitched roof, 2 central heating radiators, a central ceiling light, power laid on plus there is a second pvc double glazed door which gives access into the rear of the garage.

**FIRST FLOOR LANDING**

There is a pvc double glazed window to the side, an access point into the loft space, retractable loft ladder( check), a central ceiling light and doors to the bedrooms and bathroom.

**BEDROOM 1**

**12'9" x 9'6" (3.89m x 2.90m)**

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

**BEDROOM 2**

**12'0" x 9'6" max (3.66m x 2.90m max)**

This is a good size second double bedroom, it has a pvc double glazed window to the rear, modern laminate flooring, central heating radiator, coving to the ceiling and a ceiling light.

**BEDROOM 3**

**8'0" x 6'3" (2.44m x 1.91m)**

This has a pvc double glazed window to the front, central heating radiator, laminate flooring, built-in cupboard under the stairs bulkhead and a central ceiling light.

**HOUSE BATHROOM**

This is beautifully finished with a modern 4 piece white suite that comprises of a panelled bath, a separate shower enclosure with plumbed shower including a rainfall style shower head, wash-hand basin set into a vanity unit and a matching low flush wc. There is modern wet walling and tiling to the walls, coordinating diamante effect tiled floor, chrome towel rail/radiator, pvc double glazed window and inset spotlighting to a waterproof ceiling.

**OUTSIDE**

To the front of the property there is a block paved driveway which provides car standing for 2 cars side by side and in turn leads to an attached double length brick garage which has power and light laid on, a roller shutter style door.

To the far end of the garage there is plumbing and electrics suitable for washing machine, tumble dryers etc. a gas fired combination type boiler which supplies the domestic hot water and the central heating systems.

**REAR GARDEN**

There is a beautiful landscaped rear garden, all enclosed and with only a bungalow behind, it feels very private. There is a composite type decked patio

and sitting area which extends across the rear elevation, this continues to further areas where there is an artificial lawns, providing a manicured landscape look, perfect for low maintenance with an covered barbecue area.

**AGENTS NOTES:**

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

SOLAR PANELS - Owned outright, installed 2011, producing a max of 3 kwh.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 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.

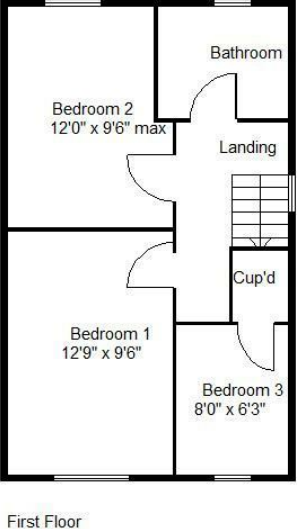
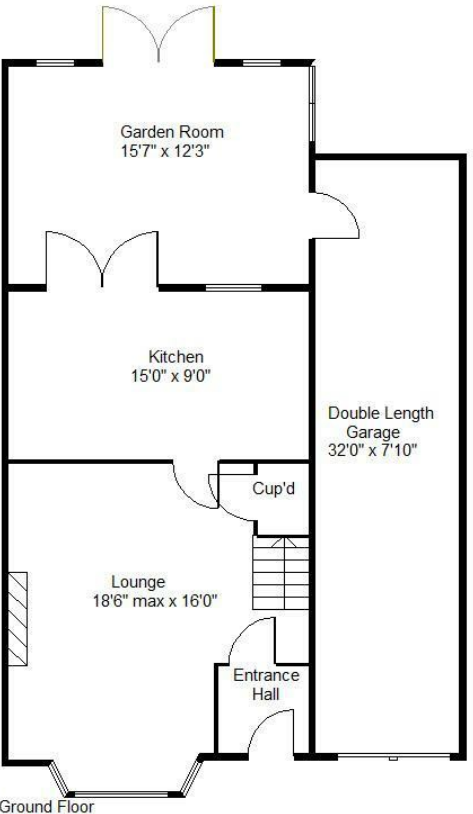
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(12 phs) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	