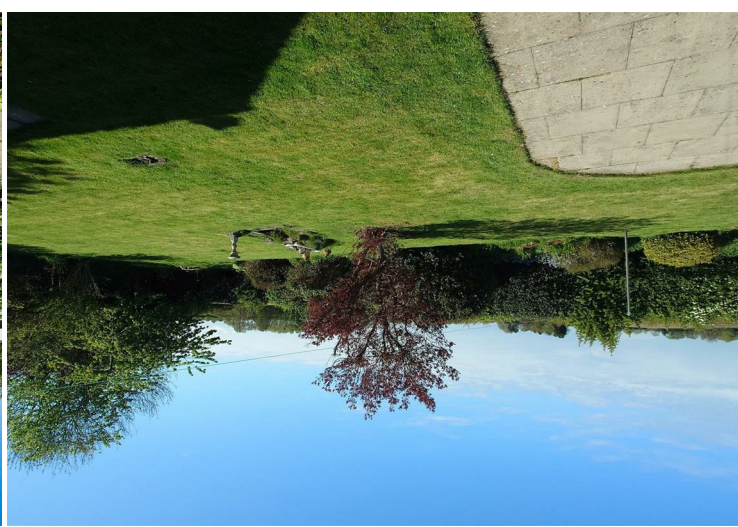
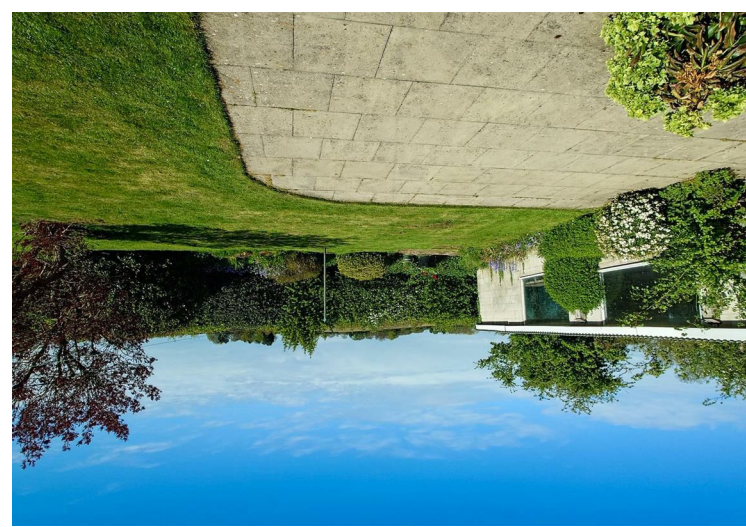




horton knights of doncaster

sales
lettings
and service

Sheafways, Back Lane, Blyth, Worksop, S81 8GQ
Guide Price £325,000 - £350,000



A LARGE 3 BEDROOM DETACHED BUNGALOW / LOVELY POSITION ON BACK LANE / LARGE PRIVATE GARDEN OVERLOOKING FIELDS / SPACIOUS ROOMS / AMPLE PARKING & LARGE GARAGE / NO UPWARD CHAIN / EARLY VIEWING RECOMMENDED

This 3 bedroom detached bungalow, sits in a gorgeous quiet back water position. On Back Lane a quiet unmade no through road, overlooking fields to the rear. The property has a gas radiator central heating system, double glazing and briefly comprises: Entrance hall, open plan lounge and dining room, kitchen with Aga, large conservatory, dining/bedroom, 2 further bedrooms, the main bedroom has an en-suite wc off, separate bathroom and small storage room beyond. The bungalow enjoys large mature gardens, with ample parking and side, including a large garage with vehicular through access and additional outbuildings. The property is well positioned, close to the centre of the old village, with access to all amenities including local shops, schools etc. No upward chain. Viewing recommended.

ACCOMMODATION

A pvc double glazed entrance door leads into the property’s entrance hall.

ENTRANCE HALL

This has a central heating radiator, coving, central ceiling light and a door leading into a spacious open plan lounge and dining room.

OPEN PLAN LOUNGE & DINING ROOM

14'9" x 12'9" (4.50m x 3.89m)

This has two broad double glazed windows to the front and side elevations, a feature fireplace, a central heating radiator, coving and 2 ceiling lights. Double sliding doors from here give access into a Dining/Conservatory which can also be accessed from the kitchen.

KITCHEN

15'1" x 9'1" (4.60m x 2.77m)

This is a good size and fitted with a range of high and low level units finished with a rolled edge work surface over. There is a 1½ bowl composite style sink with a mixer tap, a deep recess and has an Aga in situ with 2 hot plates and ovens. There is tiling to the splashbacks, concealed behind one of the corner cabinets is a gas fired combination type boiler which supplies the domestic hot water and the central heating systems. A double glazed window and a matching door which gives access into the conservatory.

CONSERVATORY

A large pvc conservatory which overlooks the rear garden and gives direct access into the garden.

From the hall there is a;

DINING AREA/ BEDROOM 3

9'10" x 9'3" (3.00m x 2.82m)

From the hall there is a walkway into an open dining room. This was originally a separate bedroom, and could easily be re-instated as such. It has a central heating radiator, double glazed window, coving to the ceiling and a ceiling light.

INNER LOBBY

This has high level shelving, an access point into the loft.

BEDROOM 1

16'2" x 11'3" (4.93m x 3.43m)

This is a large double bedroom, it has a pvc double glazed window to the rear, pvc double glazed, double opening doors and a high level Velux window. There is a central heating radiator and a ceiling light.

EN-SUITE WC

This is fitted with a low flush wc, bidet and a wash hand basin. There is potential to add a shower into the room as well. PVC double glazed window and a central heating radiator.

BEDROOM 2

9'1" x 8'8" (2.77m x 2.64m)

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

BATHROOM

This is fitted with a 4 piece suite that comprises of a panelled bath, walk-in shower with frameless glass screens, wash hand basin and a low flush wc. There is a tiled floor covering, double glazed window and a

ceiling light. A further door gives access to a large storage/boot room style cupboard.

BOOT ROOM/ STORE

7'10" x 4'7" (2.39m x 1.40m)

This has a double glazed window, central heating radiator, vinyl flooring and a ceiling light.

OUTSIDE

The property is approached via an unmade road, Back Lane with a pedestrian and a separate driveway access. A wide driveway which provides car standing and in turn leads an attached brick garage. The front has also been block paved and now provides additional off road parking and lower maintenance gardens. The gardens themselves are all maintained, full of colour with a good variety of maturing shrubs and plants.

GARAGE

This has a lean-to style roof approx 12'0 high at its highest point, a roller shutter doors to the front and rear allowing direct vehicular access into the rear garden. There is power and light laid on.

REAR GARDEN

This is a good size, with an outlook over fields to the rear. It is principally lawned with shaped flower beds and borders, stocked with a variety of maturing shrubs and plants. There are several ornamental trees, paved patio and sitting areas. There is a large workshop (33'0" x 8'8") and store (8'8" x 5'8").

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - A mixture of aluminium and PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler 2026.

COUNCIL TAX - Band E

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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.

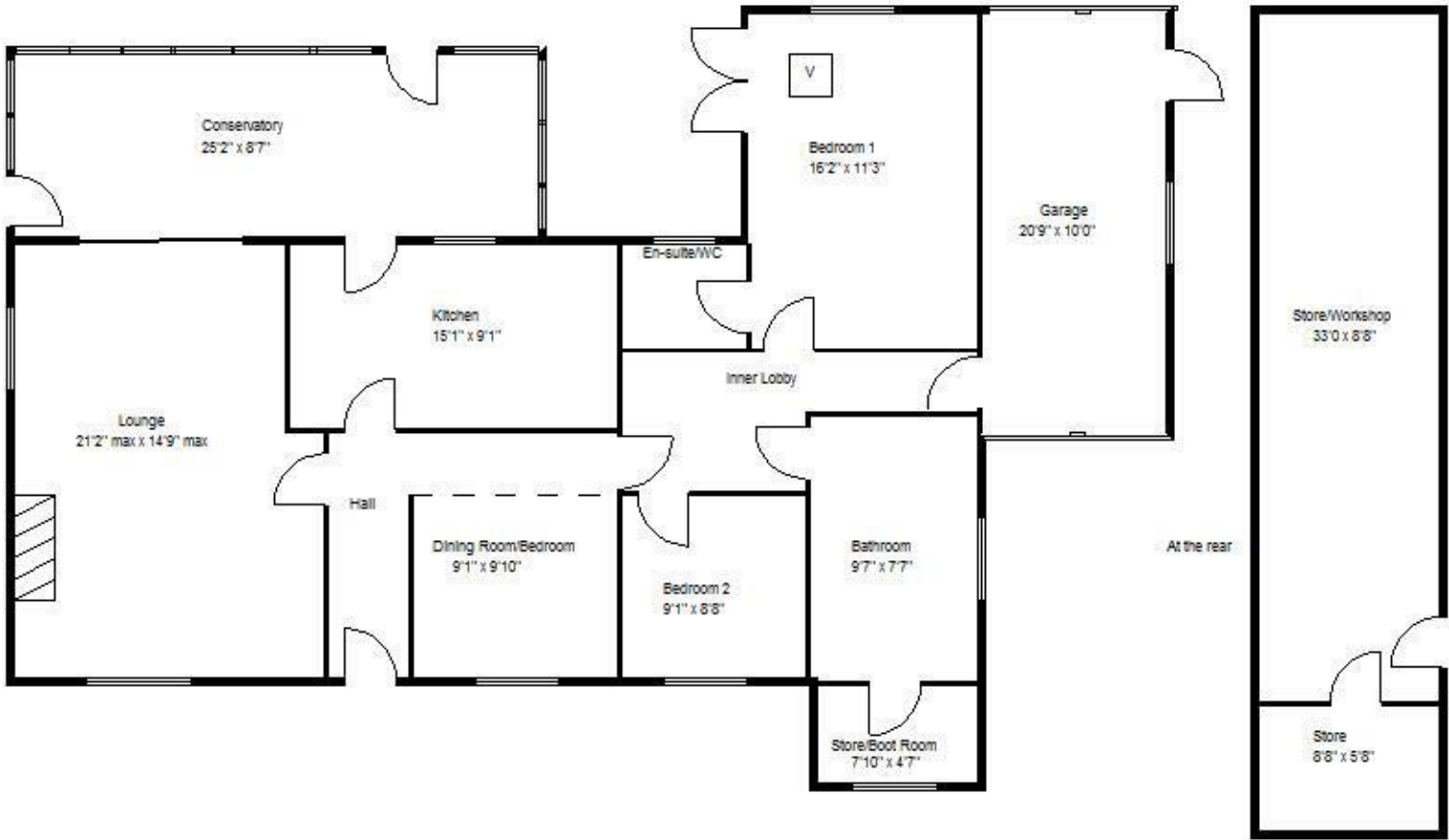
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate a n d reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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
S a t u r d a y 9 : 0 0 - 3 : 0 0 S u n d a y
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.



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	EU Directive 2002/91/EC	