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98 Piping Lane, Bentley, Doncaster, DN5 9NB
Offers Over £289,995

VIEWING ESSENTIAL.....MORE THAN JUST A LARGE EXTENDED 3 BED SEMI / WITH BEAUTIFUL OUTSIDE SPACE INCLUDING WORKSHOPS, PERGOLAS AND AN EXTERIOR GARDEN ROOM / GORGEOUS EXTENDED OPEN PLAN LIVING DINING KITCHEN / SPACIOUS 3 BEDROOMS, MAIN BEDROOM IS A HUGE 17'0 x 12'0 / AMPLE FRONT PARKING / PRICED TO SELL //

Extended to the side and rear with additional garden buildings, a very large 3 bedroom semi-detached house, which really is like a tardis. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall, ground floor wc off, spacious lounge, large extended open plan L-shaped living/dining/kitchen with an outlook over the rear garden, fully fitted kitchen with integrated appliances, first floor landing, 3 excellent sized bedrooms and a modern shower room. Outside the property stands on a good plot, with a beautiful south facing rear aspect. The front provides ample parking, whilst the rear has been designed for external entertainment. A large porcelain tiled patio and sitting area offers ample space for relaxing in the sun, outside cooking and alfresco dining, plus large pergolas, an additional building perfect for a workshop/external bar or similar. Well placed with access to amenities within the Bentley and local area. **FIRST TO VIEW WILL BUY.**

ACCOMMODATION

A pvc double glazed entrance door with matching side screens leads into the property's entrance hall.

ENTRANCE HALL

15'7" x 6'4" (4.75m x 1.93m)

This has a staircase to the first floor accommodation, tiled flooring, central heating radiator, ceiling light, a diamond shaped window to the side elevation and oak interior doors throughout the property.

GROUND FLOOR WC

This is fitted with a 2 piece white suite comprising of a low flush wc and wash hand basin. It has a towel rail/radiator, pvc double glazed window, a ceiling light and a continuation of the tiled flooring.

LOUNGE

17'0" max x 13'8" max (5.18m max x 4.17m max)

An attractive front facing reception room, a particularly good size as evidenced by the room measurements. There is a broad pvc double glazed window with an outlook to the front, central heating radiator and a central ceiling light.

OPEN PLAN DINING KITCHEN

23'9" x 9'9" max (7.24m x 2.97m max)

This has been extended and remodelled over the years to create one large open plan living space. The kitchen is fitted with a range of modern high and low level units finished with a high gloss cabinet door and a contrasting marble style work surface. A peninsula style cooking island and breakfast bar. Integrated appliances include a 4 ring gas hob, integrated oven, microwave and integrated fridge/freezer and an integrated dishwasher. A composite single drainer sink unit with mixer tap. There is plinth lighting, a pvc double glazed exterior door into the rear garden and a continuation of the tiled flooring which runs throughout the living space. This

opens directly into the dining area which has a double panelled central heating radiator, inset spot lighting to the ceiling and continues through into a large garden room.

GARDEN ROOM

14'3" max x 10'2" (4.34m max x 3.10m)

This has pvc double glazing including double opening doors which give access on to the rear patio, a contemporary styled fire place, deep recess suitable for flat screen TV, spot lighting and a feature central pendant fan/light unit.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

16'11" x 11'11" (5.16m x 3.63m)

This is a very large bedroom, it has a broad pvc double glazed window to the rear, central heating radiator, fitted wardrobes and a central ceiling pendant light.

BEDROOM 2

11'2"6" x 11'8" (3.42m x 3.56m)

A second double bedroom, it has a pvc double glazed window to the front, central heating radiator, panelling to one feature wall and a ceiling pendant light.

BEDROOM 3

9'11" x 9'8" (3.02m x 2.95m)

A particularly large third bedroom as evidenced by the room measurements. There is a pvc double glazed window to the front, central heating radiator and ceiling light.

SHOWER ROOM

This has been remodeled over the years to create a more contemporary shower room, it has a large walk-in shower with rainfall shower head including display niche, a wash

hand basin set onto a vanity unit and a low flush wc. There is a modern contrasting waterproof walling, a contemporary style chrome towel rail/radiator, pvc double glazed window, coving and ceiling light.

OUTSIDE

To the front of the property there is a block paved driveway, providing ample parking, all finished with decorative flower beds and borders stocked with a variety of shrubs and plants.

REAR GARDEN

The rear garden enjoys a beautiful Southerly aspect, it has concrete posts, timber fencing and hedging to the perimeters, which provides a high degree of screening and with mainly bungalows surrounding the property it feels very private. The garden is laid out with a porcelain tiled patio around a central lawn, ample seating and entertaining areas, including an EXTERNAL GARDEN ROOM (size. 17'0" x 8'8") this is used presently as a work shop which has spot lighting, pvc double glazing, a laminate floor and power laid on, a further large pergola provides shelter to a HOT TUB which is available by separate negotiation. Within the garden there is a further large workshop/ bar area.

WORKSHOP/BAR AREA

17'0" x 8'8" (5.18m x 2.64m)

The original garage has been converted to create a large work shop or external bar area, this has a tiled floor covering, pvc double glazed window, pvc double glazed double opening doors which open out onto the garden itself. There is power and light laid on.

AGENTS NOTES:

TENURE - Freehold.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band B.

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

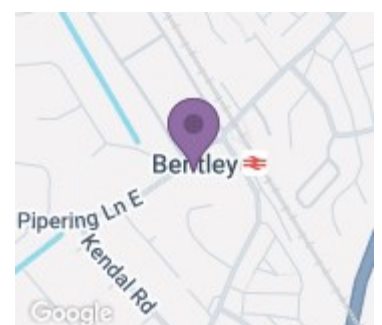
approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	71	
(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	