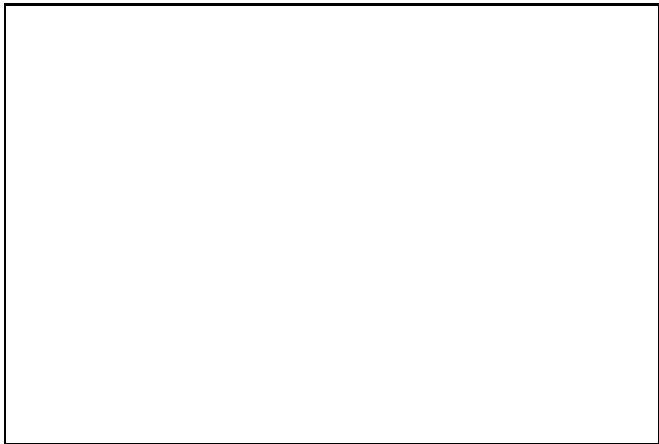
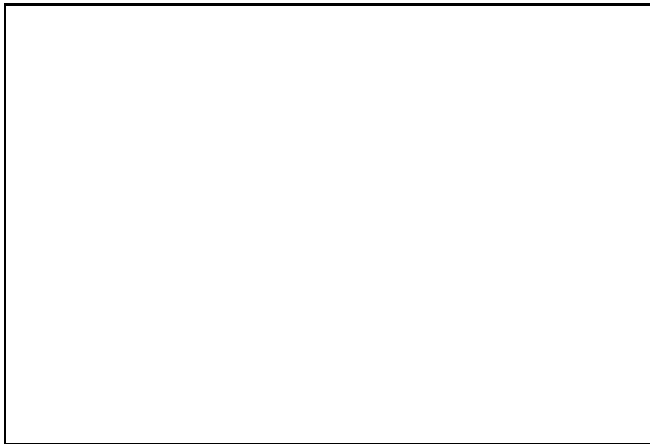


# horton knights of doncaster



**4 Langton Gardens, Branton, Doncaster, South Yorkshire, DN3 3PA**



**JUST LISTED.....A TRULY EXCEPTIONAL 3 BEDROOM SEMI DETACHED PROPERTY / HAVING UNDERGONE AN EXTENSIVE 5 YEAR RENOVATION PROJECT / INCLUDING LARGE EXTENDED OPEN PLAN ISLAND KITCHEN / ZONED GAS CENTRAL HEATING / UPVC DG 2021 / CONTEMPORARY BATHROOM & EN-SUITE / LANDSCAPED REAR GARDEN / TOO MANY EXTRAS TO LIST / EARLY VIEWING ESSENTIAL //**

This gorgeous property has been extended to the rear and meticulously upgraded to create a very stylish 3 bedroom property, literally 'ready to move into'. It has Pvc double glazing installed 2021, gas central heating with each room separately zoned and briefly comprises: Entrance hall, large lounge with feature lighting and a log burner, separate dining area which opens into an extended open plan breakfast island kitchen, fully fitted including quality fitted appliances which opens onto a landscaped rear garden, and a contemporary styled fully tiled bathroom with shower. On the first floor there are 3 good sized bedrooms, the main bedroom has a contemporary en-suite shower room off. The rear garden is all enclosed, landscaped with a porcelain tiled patio, artificial lawn etc. a very low maintenance garden perfect for entertaining and relaxing. Ample parking and a larger brick garage. Several outbuildings & garden stores. Lovely cul de sac within Branton village, with access to local shops, well regarded schools and access to the M18 and motorway network. VIEWERS WILL NOT BE DISAPPOINTED.

**Offers Over £260,000**

**ACCOMMODATION**

Full details are being prepared and will follow shortly - if you wish to vie in the meantime please give the office a call/ email.

**AGENTS NOTES:**

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units various 2021.

HEATING - Gas radiator central heating. Age of boiler 2020

COUNCIL TAX - Band B

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

