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Edlington Lane, Warmsworth, Doncaster, DN4 9LT
Offers Over £190,000

A LARGE 3 BEDROOM SEMI-DETACHED HOUSE ON AN EVEN LARGER PLOT / POPULAR ROADWAY WITH A PLEASANT ASPECT TO THE FRONT / EXTENDED KITCHEN / 3 GOOD SIZED BEDROOMS / GCH / AMPLE OFF ROAD PARKING / DETACHED GARAGE / NO UPPER CHAIN / VIEWING ESSENTIAL

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Offering huge potential, this large 3 bedroom semi-detached house enjoys one of the larger plots, extending to approx. 200 ft total. It has a gas radiator central heating systems via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, lounge, dining room, extended kitchen. First floor landing: 3 good sized bedrooms and a bathroom. Outside there is a 13'6" wide drive offering ample vehicle access to the side, opportunity for a double garage, workshop etc. It has a beautiful long rear garden. Well placed with access to local amenities including a variety of shops, schools etc. plus easy access to the A1 and motorway networks. The property is priced to sell. No upward chain. Motivated seller. Viewing essential.

ACCOMMODATION

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

ENTRANCE HALL

This is a long wide hall which has a staircase leading to the first floor accommodation with a built-in understairs storage cupboard, this has a timber casement window to the side, a boarded floor and houses the fuse box etc. The hall itself has a laminate floor covering, central heating radiator, central ceiling light, smoke alarm and a door into the through lounge and dining room.

LOUNGE

14'4" max x 12'10" (4.37m max x 3.91m)
The lounge has a deep pvc double glazed bay window to the front, 2 central heating radiators, coving to the ceiling and a ceiling light, there is a broad opening into the dining area.

DINING AREA

14'1" max x 11'4" (4.29m max x 3.45m)
This has a double panel central heating radiator, laminate flooring, 2 pvc double glazed, double opening doors which give access into the rear garden plus a deep storage cupboard, coving to the ceiling and a ceiling light.

EXTENDED KITCHEN

17'8" x 7'1" (5.38m x 2.16m)
This is a good size, it is fitted with a range of high and low level units finished with a work surface over. There is a 4-ring ceramic hob with glass splashback and an extractor hood, twin ovens, a composite style sink with a mixer tap, plumbing for a washing machine, space for a dishwasher. The work surface extends to a provide breakfast bar where there is a central heating

radiator, A pvc double glazed window, composite style rear door, inset spotlighting to the ceiling and a laminate floor covering.

FIRST FLOOR LANDING

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

BEDROOM 1

15'0" max x 12'6" max (4.57m max x 3.81m max)
This is a large double bedroom, it has a deep pvc double glazed bay window to the front, a central heating radiator and a central ceiling light.

BEDROOM 2

12'6" max x 12'3" (3.81m max x 3.73m)
Again a great sized second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

8'2" max x 6'2"max (2.49m max x 1.88mmax)
There is a pvc double glazed window to the front, a central heating radiator, vinyl flooring and a ceiling light.

HOUSE BATHROOM

This is fitted with a 3 piece white suite which is complimented with tiling to the 4 walls. There is a shower style bath with a mixer shower over, a pedestal wash-hand basin and a low flush wc. Pvc double glazed window, extractor fan, towel rail/radiator and a ceiling light.

OUTSIDE

To the front of the property there is a good sized garden area, it is mainly laid to lawn with several shrubs and bushes. A long wide (approx. 13'6") driveway continues along the side of the property into the rear garden.

REAR GARDEN

This is a particularly long garden approx. 140'0". It has concrete posts and timber fencing, and hedging to the perimeters. There is a patio which extends across the rear elevation and then leads up onto the rear lawn itself. There are several sheds, outbuildings etc.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing where stated except understairs and outbuilding windows. Age of units various.

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

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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.

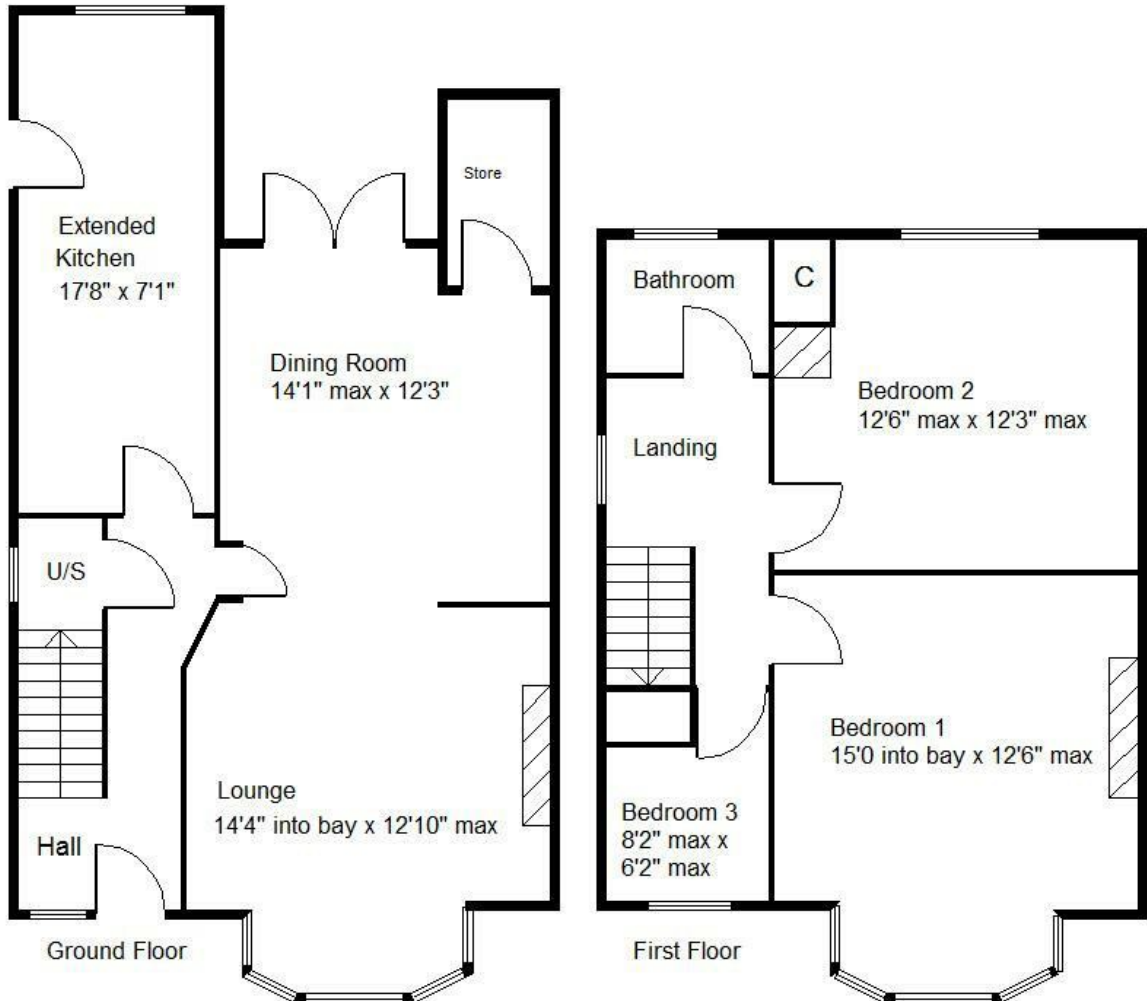
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OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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	