

horton knights of doncaster

sales
lettings
and service



Village Street, Adwick-Le-Street, Doncaster, DN6 7AD
Offers Over £300,000

LARGE 3 BEDROOM DETACHED BUNGALOW / BEAUTIFUL POSITION NEXT TO THE VILLAGE CHURCH / GOOD SIZE LIVING ACCOMMODATION / LONG DRIVEWAY AND GARAGE / NO UPWARD CHAIN / EARLY VIEWING RECOMMENDED //

Situated next to the village church, a good sized 3 bedroom detached bungalow. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall, large L-Shaped open plan lounge and dining room, separate kitchen, inner lobby, 3 good size bedrooms all will hold a double bed and a bathroom. Outside there are attractive gardens, a long driveway, attached brick garage, several additional stores, private rear garden. Well placed to amenities within Adwick and Woodlands. Early viewing recommended.

ACCOMMODATION

A pvc double glazed entrance door leads into an entrance hall.

ENTRANCE HALL

This has a central heating radiator, coving, ceiling light and glazed interior door into an L-shaped open plan lounge and dining room.

OPEN PLAN L SHAPED LOUNGE& DINING ROOM
17'6" max x 16'8" max (5.33m max x 5.08m max)

An L-Shaped room with a broad pvc double glazed window to the front which gives an outlook to Village Street and the parkland beyond. There is a further picture window to the side, 2 central heating radiators, feature fire surround, coving, 2 central ceiling lights and a sliding door that leads into an L-shaped kitchen.

KITCHEN

12'3" x 12'0" (3.73m x 3.66m)

This is fitted with a range of high and low level units finished with a solid cabinet timber door, a 4 ring gas hob, integrated oven, one and half bowl composite sink with mixer tap, plumbing for automatic washing machine and the work surface extends to provide a breakfast bar. PVC double glazed window looking towards the church, and an exterior door.

INNER LOBBY

This has a deep built-in cupboard which has a central heating radiator. From here there are doors to the bedrooms and bathrooms.

BEDROOM 1

12'4" x 11'6" (3.76m x 3.51m)

A lovely double bedroom it has a pvc double glazed window to the rear, a central heating radiator, coving and a ceiling light.

BEDROOM 2

11'6" x 10'10" (3.51m x 3.30m)

A good sized second double bedroom it has a pvc double glazed window to the rear, a central heating radiator, coving and central ceiling light.

BEDROOM 3

12'4" max x 8'1" max (3.76m max x 2.46m max)

A particularly good size third bedroom and would accommodate a double bed, it has a pvc double glazed window, central heating radiator, wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems.

BATHROOM

This is fitted with a three piece white suite and comprises of a panelled bath with shower over including shower rail, wash hand basin and low flush wc. There is pvc double glazed window, central heating radiator, tiling to the bathing areas and splashbacks, an access point into the loft space, extractor fan and inset spot lighting.

OUTSIDE

The property stands on a beautiful plot, literally positioned next to St Laurence Church, Adwick-Le-Street. An ornamental stone wall with broad opening gives access on to a long drive which provides car standing and winds its way down along the side of the property to an attached brick garage with up and over door, power and light laid on with adjacent store to the side. The front garden itself is well laid out, shaped lawns, ornamental inset shrubs including ornamental trees, double gates then continue down into the garage area and continues straight into the rear garden.

REAR GARDEN

A nice enclosed garden, mainly lawned with shaped flower beds and borders, it feels very private, not directly overlooked. There is several brick outbuildings, ornamental pond, paved patio and sitting areas.

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 via combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band C.

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, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

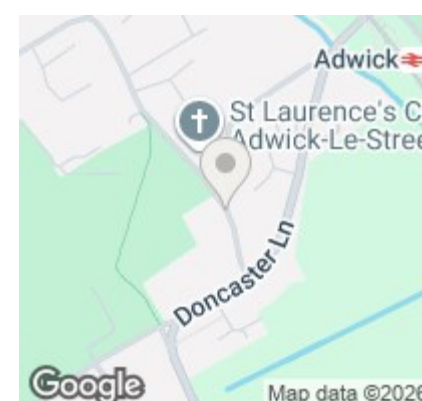
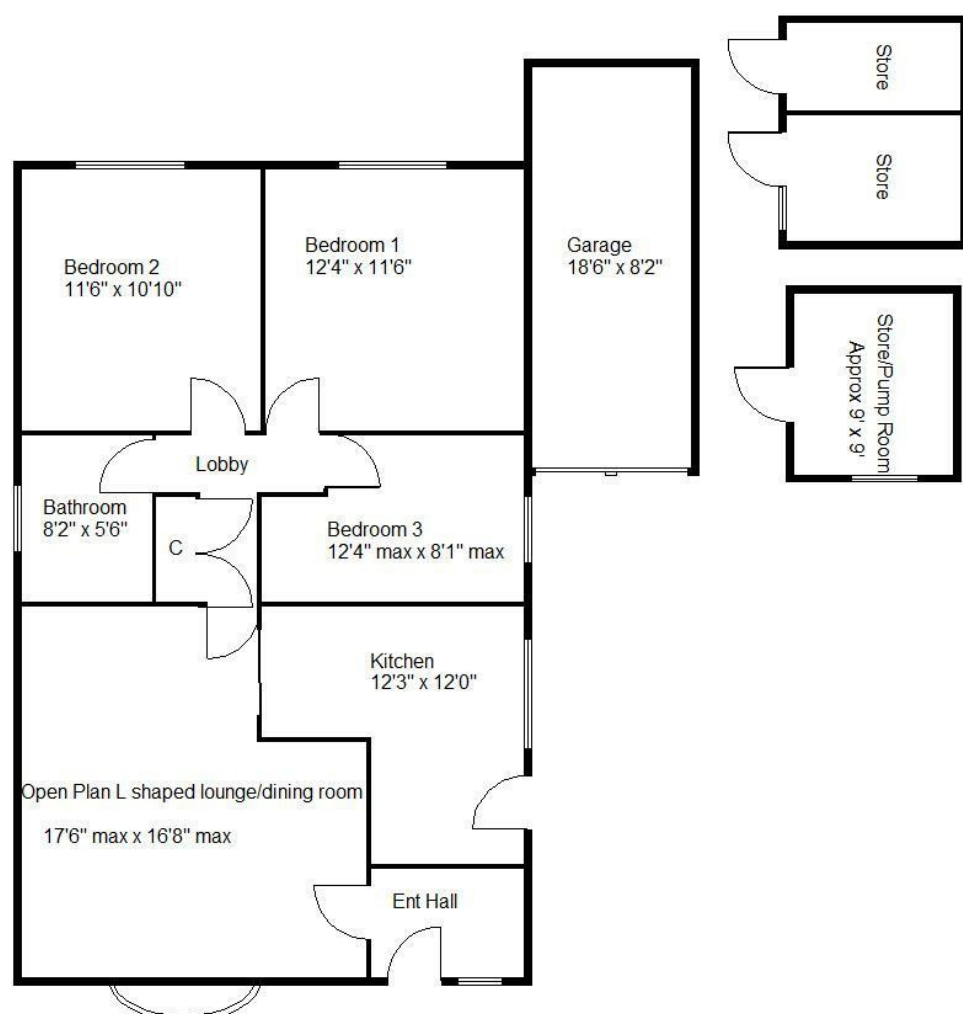
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |