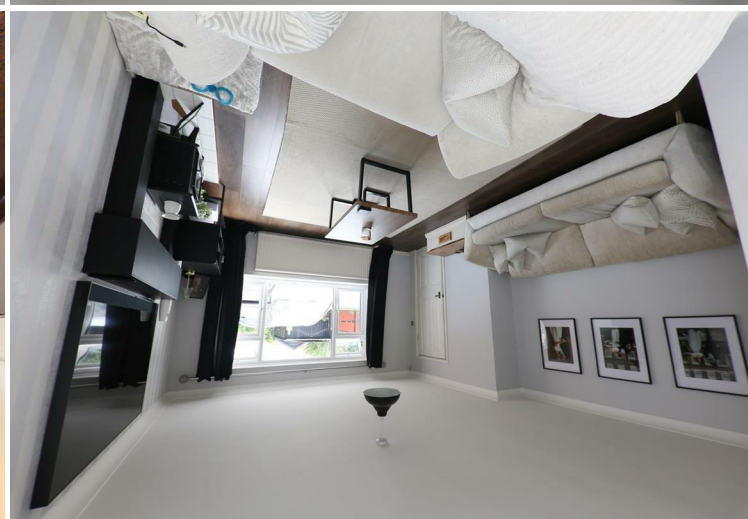
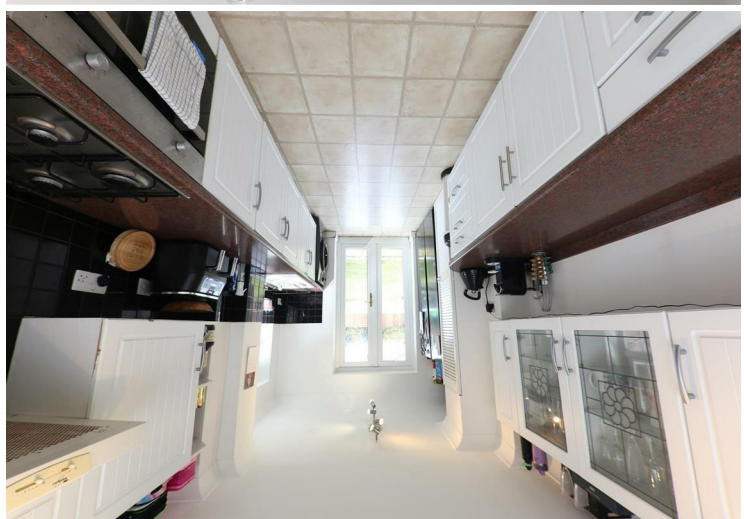
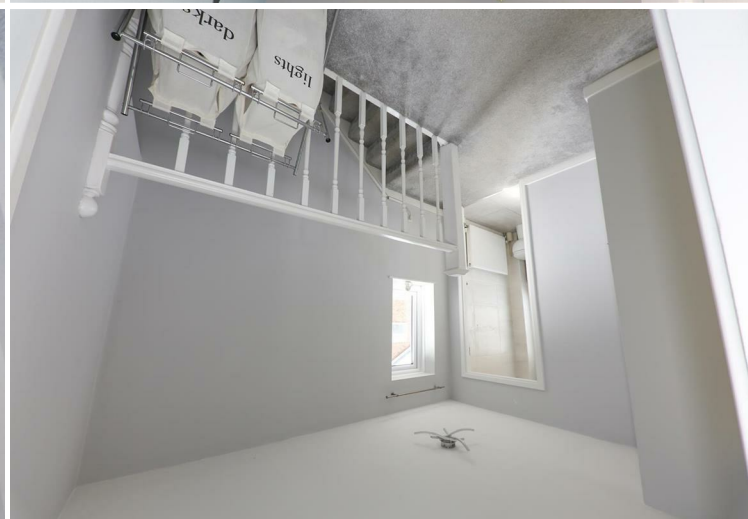
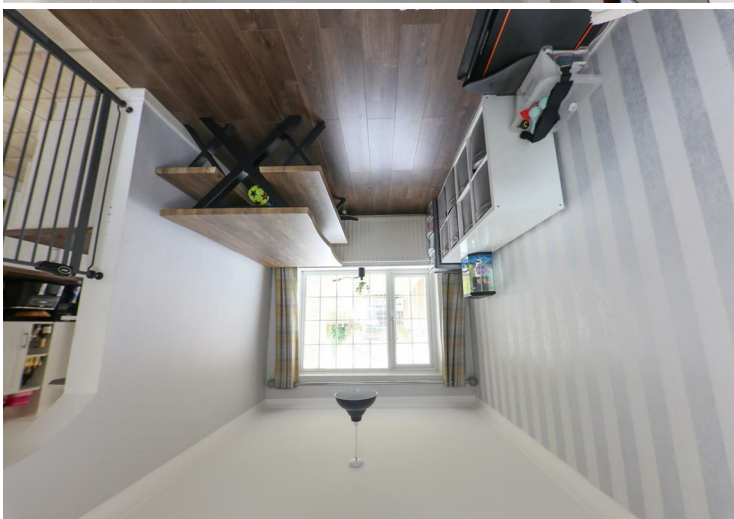
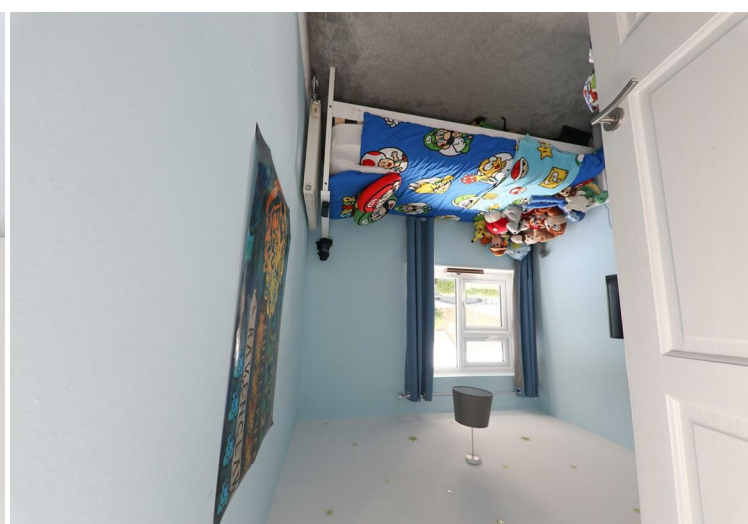
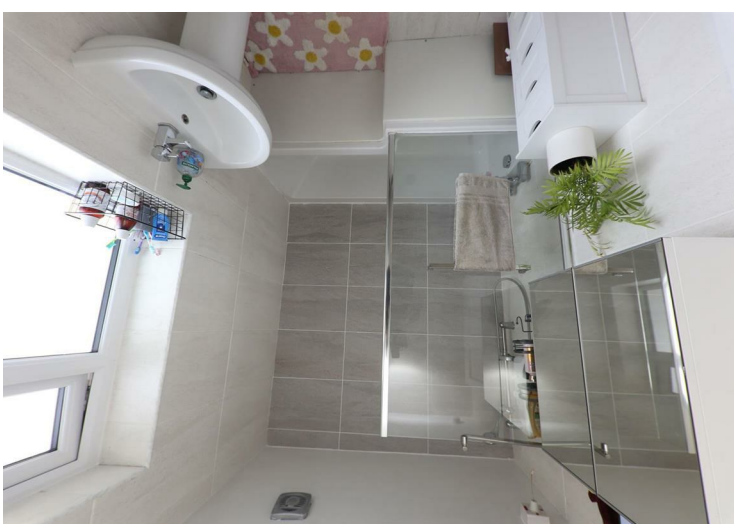




horton knights of doncaster

sales
lettings
and service



Kingfisher Court, Rossington, Doncaster, DN11 0EU
Asking Price £180,000

JUST LISTED.....A SPACIOUS 3 BEDROOM SEMI / GCH / PVC DOUBLE GLAZING / OPEN PLAN LOUNGE & DINING ROOM / EXTENDED KITCHEN / 3 GOOD SIZED BEDROOMS / AMPLE OFF ROAD PARKING / SOUGHT AFTER LOCATION / MUST BE VIEWED //

Well positioned on this popular estate, an extended 3 bedroom semi detached house which offers attractive family living. The property has a gas central heating system via a modern combi boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, large modern open plan lounge & dining room, extended kitchen with double doors on to the rear garden. First floor landing, 3 good sized bedrooms and a modern white bathroom. Outside is a wide frontage with ample parking, plus a lovely enclosed rear garden. Well placed with access to local amenities including schools, shops and access to the motorway network. Priced to sell. Motivated seller, therefore early viewing essential.

ACCOMMODATION

A composite type double glazed entrance door with a double-glazed side screen leads into the property's entrance hall..

ENTRANCE HALL

This has a staircase to the first floor accommodation, a central heating radiator, modern laminate flooring, coving to the ceiling and a ceiling light.

OPEN PLAN LOUNGE/DINING ROOM

24'9" max x 13'6" max (7.54m max x 4.11m max)

This has a broad pvc double glazed window to the front and a further pvc double glazed window to the rear. There is a continuation of the laminate flooring, a feature fireplace with an electric stove inset. There is coving to the ceiling, a central heating radiator and a ceiling light. The lounge opens directly into the dining area where there is a further central heating radiator, continuation of the laminate flooring, coving to the ceiling and a broad opening into an extended kitchen.

EXTENDED KITCHEN

16'2" x 8'2" (4.93m x 2.49m)

This is probably demonstrated by the floor plan and photographs. It is a good size and fitted with a range of base and wall units with a work surface over. There is a 4-ring gas hob with an extractor hood above and an integrated oven beneath, a 1½ bowl composite type sink with a mixer tap, plumbing for an automatic washing machine and a deep recess suitable for an American style fridge freezer. There is a laminate floor covering, a central heating radiator, two pvc double glazed windows to the side and further pvc double glazed, double opening doors which lead directly into the rear garden.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, a built-in cupboard, an access point into the loft space and doors leading to the bedrooms and bathroom.

BEDROOM 1

13'6" x 9'3" (4.11m x 2.82m)

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

BEDROOM 2

11'0"" x 8'3" (3.35m" x 2.51m)

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

BEDROOM 3

9'0" x 7'3" (2.74m x 2.21m)

This has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is fitted with a white suite that comprises of a shower style panelled bath with a shower unit and a glazed shower screen, a pedestal wash-hand basin and a low flush wc. There is a contrasting light and dark grey tiles to the walls, coordinating floor tiles, a pvc double glazed window, extractor fan, ceiling light and a central heating radiator.

OUTSIDE

To the front of the property there is a wider than average driveway which provides ample parking, finished with a decorative stone including concrete posts and timber fencing to the perimeters. A gate to the side gives access into the rear garden.

REAR GARDEN

The garden is all enclosed with concrete posts and timber fencing to the perimeters. There is a paved patio which extends across the rear elevation, a further decked patio to the far corner and 2 x timber sheds.

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 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.

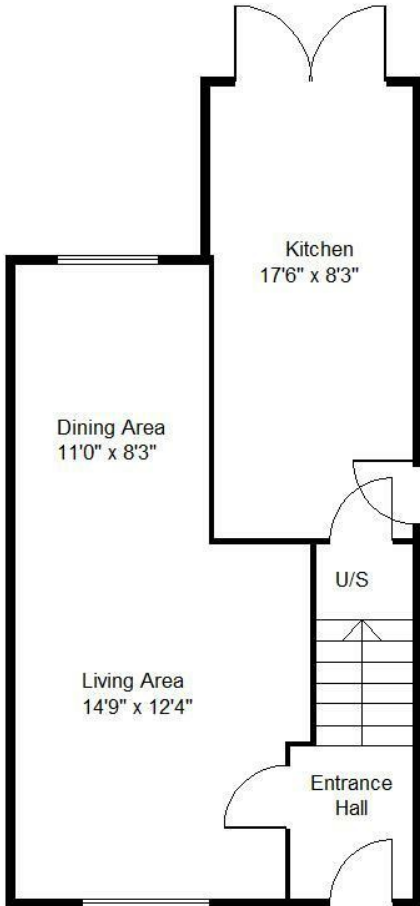
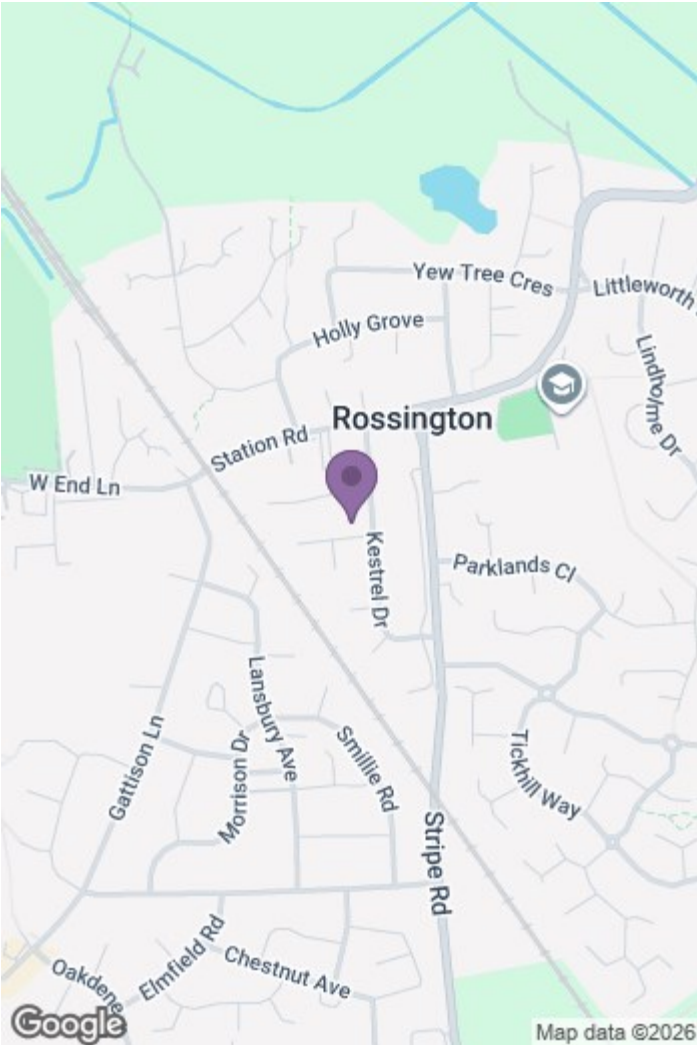
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

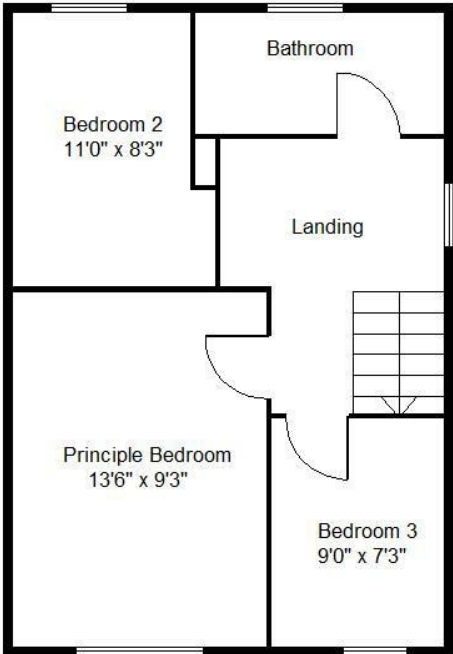
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.



Ground Floor



First Floor

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		