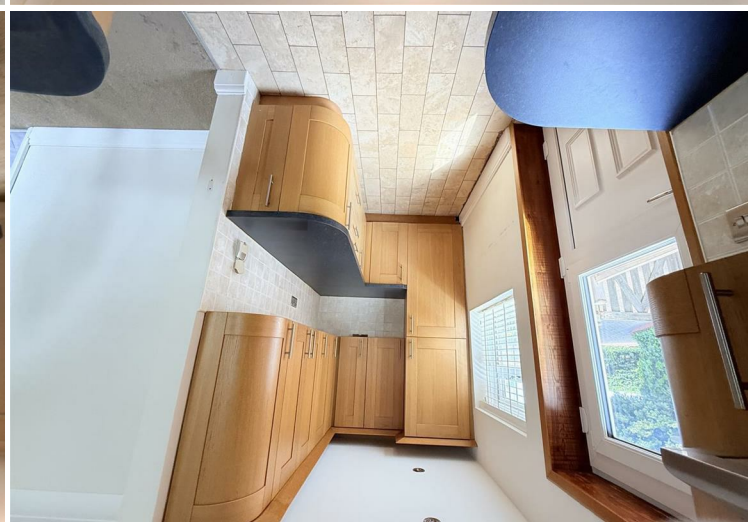
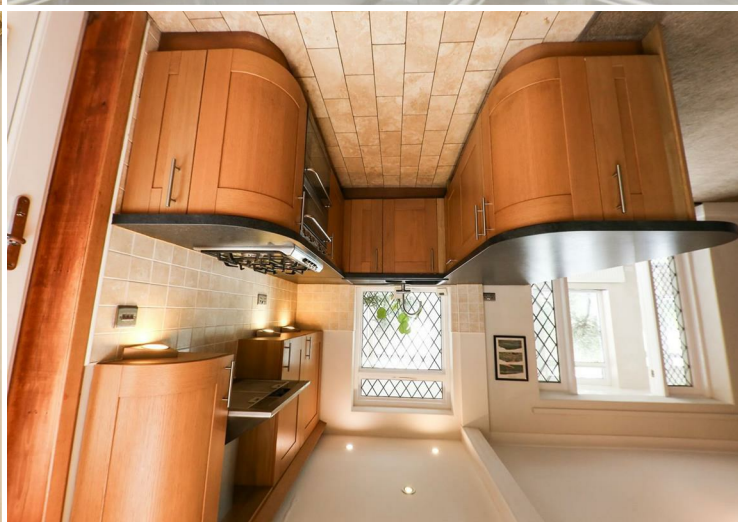
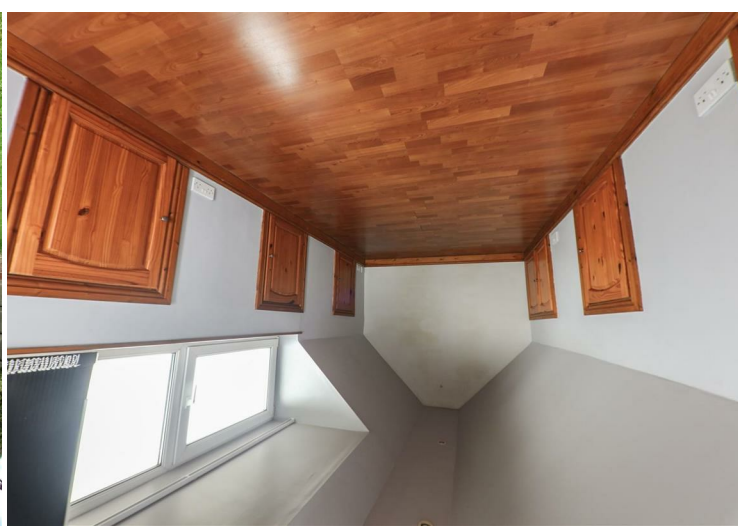




horton knights of doncaster

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Grange Lane, Burghwallis, Doncaster, DN6 9JR
Offers Over £280,000

GORGEOUS NON-ESTATE POSITION WITH VIEWS / LARGE EXTENDED DETACHED HOUSE / VERY DECEPTIVE GROUND FLOOR LIVING / LARGE DINING KITCHEN & SUNROOM WITH VIEWS / 2 GOOD SIZED BEDROOMS, PLUS POTENTIAL / STAIRS TO FULLY BOARDED LOFT / ELECTRIC GATED ACCESS, PARKING & GARAGE / LARGE SOUTHERLY FACING REAR GARDEN / VIEWING ESSENTIAL //

STUNNING VIEWS.....with an open aspect to the front and rear, this very deceptive extended detached house standing in equally large gardens needs to be viewed. It sits on an enviable non-estate position on the fringe of Burghwallis Village with a Southerly rear aspect. The property has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, spacious lounge with a deep bay window, large open plan dining kitchen with integrated appliances, a large rear sunroom taking the full benefit of the views and a separate utility room. On the first floor there are two double bedrooms and a bathroom, plus a staircase from the original box third bedroom leads up to a boarded loft, and the views are even better from here! Outside there are large gardens, the front has electric gated access onto a block paved drive and parking area with access to an attached garage. The long rear garden has a gorgeous sunny southerly aspect with panoramic views over farmland, and Doncaster city in the distance. The garden is all well maintained, part lawned with raised seating areas and patio areas. Burghwallis is a beautiful unspoilt village to the North Of Doncaster, and offers easy access to the A1 making it perfect for commuters going North or South.

ACCOMMODATION

An open porch gives shelter to a composite type double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

10'6" x 5'5" (3.20m x 1.65m)

This is all smartly finished with a modern laminate floor, a staircase to the first floor accommodation and a contemporary style tall radiator. There is a built-in understairs storage cupboard with an oak door and a door leading into the lounge.

LOUNGE

18'6" max x 18'6" (5.64m max x 5.64m)

This is an attractive room, it has a broad pvc double glazed bay window to the front, a feature ornate fireplace with a timber over mantel. There is a period style radiator, ornate cornicing to the ceiling and a ceiling light.

DINING KITCHEN

16'4" max x 16'6" max (4.98m max x 5.03m max)

This is a good size, it is fitted with a range of high and low level units finished with an oak style cabinet door with a contrasting work surface over, incorporating a 1½ bowl resin sink unit with a mixer tap. There is a 4-ring gas hob, integrated double oven, an extractor hood, plus a n integrated dishwasher and a n integrated fridge. Tall larder style unit and matching drawer units. In the dining area there is a period style radiator, coving to the ceiling and a central ceiling light. A pvc double glazed window to the side with a

matching pvc double glazed, stable type door, a timber casement window and timber casement double doors which gives access into the sunroom.

SUNROOM

25'5" max x 12'6" max (7.75m max x 3.81m max)

This is a particularly good size, with stunning open view to the rear, it extends across the rear elevation with pvc double glazed sliding patio door, a further pvc double glazed door. There is tiling to the floor, 2 central heating radiators and a modern fiberglass type roof. From here a doorway continues into a utility room.

UTILITY ROOM

This has plumbing for an automatic washing machine, tumble dryer etc. There is a wash basin inset into a vanity unit, pvc double glazed window, central heating radiator, modern waterproof walling to half way height and a door into the garage.

FIRST FLOOR LANDING

13'6" x 5'4 (4.11m x 1.63m)

This has a pvc double glazed window to the front, ceiling light, spindle to banister rail and doors to the bedrooms and bathroom. There is a doorway and a staircase leading up to the loft.

BEDROOM 1

19'0" max x 9'10" (5.79m max x 3.00m)

This is a large double bedroom, it has a pvc double glazed bay window to the front and a further pvc double glazed window to the rear, both giving

panoramic views of the neighbouring landscape. There is a period style radiator, inset spotlighting, fitted blinds to the windows and a range of fitted bedroom furniture with matching bedside cabinets.

BEDROOM 2

This is a good size room, it has 2 pvc double glazed windows to the side and rear elevations again, giving a beautiful outlook. There is a double panel central heating radiator, fitted wardrobes and matching drawer units.

HOUSE BATHROOM

10'6" x 4'10" (3.20m x 1.47m)

This is finished with a traditional white suite that comprises of a panelled bath with a shower over, including a rainfall shower head and a glazed shower screen. There is a wash-hand basin inset into a vanity unit, low flush wc, tiling to the four walls, coordinating floor tiles, contemporary style towel rail/radiator, pvc double glazed window and inset spotlighting to the ceiling.

From the landing, a staircase from the original third bedroom leads up to a fully boarded and lined loft.

LOFT AREA

16'7" x 6'7" (5.05m x 2.01m)

This has 2 pvc double glazed windows..... with even better panoramic views, laminate flooring, built-in cupboards, giving access to even more eaves storage, inset spotlighting and a wall mounted gas convector heater.

OUTSIDE

To the front of the property there is an electric gated access onto a large paved parking area which in turn leads to a brick built garage with a metal up and over door. There is a shaped lawn with flower beds and borders and hedging to the perimeters.

REAR GARDEN

The rear garden enjoys a beautiful Southerly aspect, slightly raised and giving an outlook over the neighbouring countryside and therefore distant views towards Doncaster City. It is mainly lawned with several paved patio and sitting areas. There is brick walling, fencing and hedging to the perimeters, maturing plants, shrubs and trees, all providing screening.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where

stated and some timber casement windows. Age of units various.

HEATING - Gas radiator central heating system. 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 1000 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 : 0 0 - 3 : 0 0
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