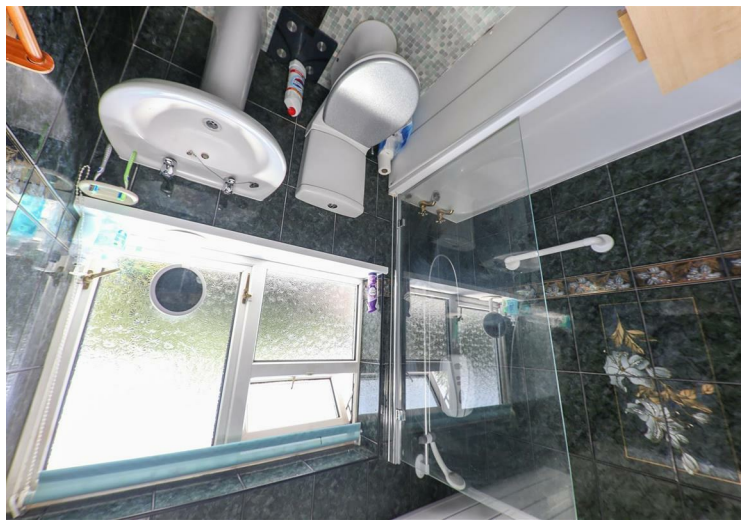
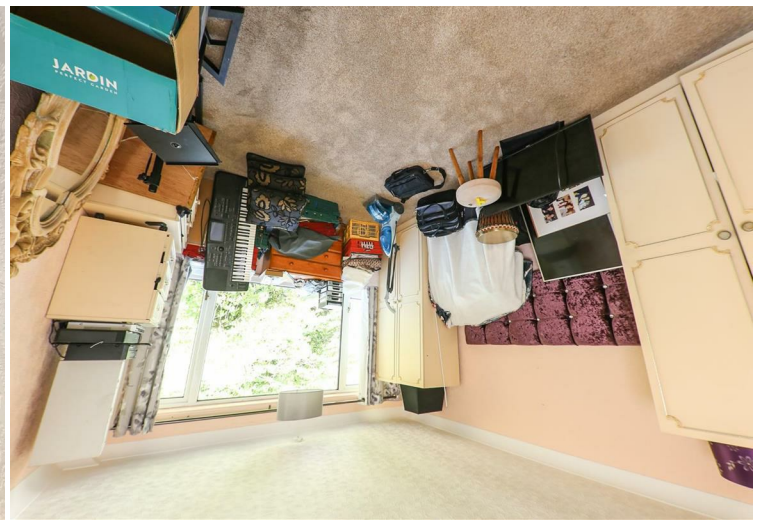








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Jossey Lane, Scawthorpe, Doncaster, DN5 9DJ

Offers Around £210,000

EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / GOOD SIZED GARDENS / AMPLE PARKING & DETACHED GARAGE / SOUTH FACING REAR / SPACIOUS GROUND FLOOR LIVING / 3 GOOD SIZED BEDROOMS / VERY POPULAR ROADWAY / EARLY VIEWING RECOMMENDED //

Set well back off Jossey lane, a highly sought after roadway in Scawthorpe, an extended 3 bedroom semi detached house. The property enjoys longer than average gardens and offers ample parking, a brick garage and a lovely South facing rear. It has gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall with stairs off, a spacious front facing lounge plus an extended dining room and kitchen. On the first floor there are 3 good sized bedrooms, 2 doubles and a single and a bathroom with a shower. Lovely South facing rear garden, and ample parking with the benefit of a garage. Jossey Lane offers good access to amenities, including local schools, shops etc. plus good access to the A1 and the Redhouse interchange. Priced to sell and therefore early viewing recommended.

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

ENTRANCE HALL
This has a staircase to the first floor accommodation, a central heating radiator, coving, a central ceiling light and a glazed door with matching side screen that leads into the lounge.

LOUNGE
13'9" max x 13'2" max (4.19m max x 4.01m max)
A good sized front facing reception room, it has a pvc double glazed bow window to the front, a feature fireplace, central heating radiator, coving, ceiling light and double doors that open into a now extended dining room.

EXTENDED DINING ROOM
16'8" max x 9'1" max (5.08m max x 2.77m max)
A good size, it has a set of sliding patio doors to the far end which open out on to a beautiful rear garden, 2 central heating radiators, laminate flooring, coving and 2 ceiling lights. A door from here continues into the extended kitchen.

EXTENDED KITCHEN
16'8" max 8'0" max (5.08m max 2.44m max)
Another good size room, nicely fitted with a range of high and low level units finished with a modern white cabinet door and a contrasting marble effect work surface. There is a 4-ring gas hob with glass splashback, an extractor hood, integrated oven, single drainer stainless steel sink unit, plumbing for automatic washing machine and room for a tumble dryer. It also has an integrated fridge and freezer, modern laminate floor covering, central heating radiator, pvc double glazed window with an outlook over the property's rear garden, an aluminium double glazed side door and a door that gives access to an understairs style pantry with cold shelf, slim glazed window, which also houses the fuse box etc.

FIRST FLOOR LANDING
This has an access point into the loft space via retractable loft ladder, which is boarded and offers additional storage, a pvc double glazed window to the side and doors to the bedrooms and bathroom.

BEDROOM 1
12'1" x 10'0" (3.68m x 3.05m)
A good sized double bedroom it has a pvc double glazed window to the front, coving, a ceiling light and a central heating radiator plus a built-in cupboard with hanging rail.

BEDROOM 2
10'0" max x 9'2" max (3.05m max x 2.79m max)
A second double bedroom with a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator, built-in cupboards (one houses the hot water cylinder with bed linen and storage over).

BEDROOM 3
8'0" x 6'7" (2.44m x 2.01m)
This has a pvc double glazed window to the front, a central heating radiator and a ceiling light.

BATHROOM
This is fitted with a 3-piece suite white suite comprising of a panelled bath with an independent electric shower, a pedestal wash hand basin and a low flush wc. There is tiling to the walls, a vinyl floor covering, pvc double glazed window and a water proof style ceiling.

OUTSIDE
To the front of the property there is a lawned garden with concrete side driveway which provides car standing and continues along the side of the property down to an attached brick garage. This has an electric roller shutter style door, pvc double glazed side window and a personnel side door.

REAR GARDEN
This is all enclosed, there is a paved patio and sitting area which extends across the rear elevation and leads down onto a good sized lawn. There are shaped flower beds and borders stocked with a variety of maturing shrubs and plants, creating a nice shaded area of the garden.

AGENTS NOTES:
TENURE - Freehold.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band B.

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, 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

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