

horton knights of doncaster

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Ings Way, Arksey, Doncaster, DN5 0TF
Guide Price £180,000 - £190,000

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2 BEDROOM SEMI-DETACHED BUNGALOW / GCH / PVC DOUBLE GLAZING / LOUNGE / KITCHEN / 2 BEDROOMS / SHOWER ROOM / ENCLOSED REAR GARDEN / LONG DRIVEWAY / AMPLE PARKING / DETACHED GARAGE / RURAL LOCATION / POTENTIAL TO EXTEND INTO THE ATTIC SPACE / VIEWING A MUST //

Tucked away in this semi rural village, two bedroom semi-detached bungalow. It benefits from gas central heating, pvc double glazing throughout and comprises: Entrance hall, lounge, kitchen, conservatory, two good size bedrooms, shower room. Outside, the property is equally well catered for with a front garden, ample off street parking, a long driveway to the side, a detached block built garage and a lovely private enclosed rear garden. The property has potential therefore, early viewing is recommended.

ACCOMMODATION

A composite half glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

There is an access point into the loft space, central heating radiator, central ceiling light and doors leading off to the rest of the accommodation.

KITCHEN

10'4" x 8'9" (3.170 x 2.680)

The kitchen is fitted with a smart range of base and wall units with a complimentary wood effect worktop. There is a stainless steel single bowl sink with a complimentary mixer tap. There are spaces for an electric cooker and a free standing fridge freezer. There is splashback tiling to the walls, vinyl floor covering, pvc double glazed window, central heating radiator and a central ceiling light.

LOUNGE

15'6" x 11'0" (4.731 x 3.355)

This is a spacious bright room, it has an Adam style fireplace with marble hearth with an electric fire inset. There is a pvc double glazed window, central heating radiator and a central ceiling light.

INNER HALL

BEDROOM 1 REAR

14'2" x 10'3" (4.320 x 3.141)

This is a good size, it has a smart range of fitted wardrobes, a pvc double glazed window, central heating radiator and a central ceiling light.

BEDROOM 2

10'3" x 9'3" (3.130 x 2.825)

Again, this is a good size and has French pvc doors

that give access into a smartly finished conservatory. It has a central heating radiator and a central ceiling light.

CONSERVATORY

7'7" x 4'5" (2.317 x 1.352)

This is a brick built conservatory with a polycarbonate roof, ceramic tiling to the floor, pvc double glazed window and a door which leads out into the rear garden.

SHOWER ROOM

6'4" x 5'10" (1.954 x 1.802)

This is all smartly finished and comprises of a 3 piece suite with a low flush wc, wash-hand basin set into a vanity unit with a complimentary mixer tap. There is a stand alone walk-in shower with a mains plumbed shower and a glass shower screen. There is ceramic tiling to the walls along with complimentary tiles to the floor. There is a pvc double glazed window, central heating radiator and a central ceiling light.

OUTSIDE

To the front of the property there is an enclosed garden which is well stocked with shrubs and plants. There is a side driveway with a dropped kerb providing ample parking along with a block built detached garage.

REAR GARDEN

The rear garden is elevated and private, mainly hard landscaped with a variety of flower beds and shrubs. There is a greenhouse and a stand alone block built single garage, which is accessed by the property's driveway.

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 1000 mbps and upload speeds of up to 100 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,

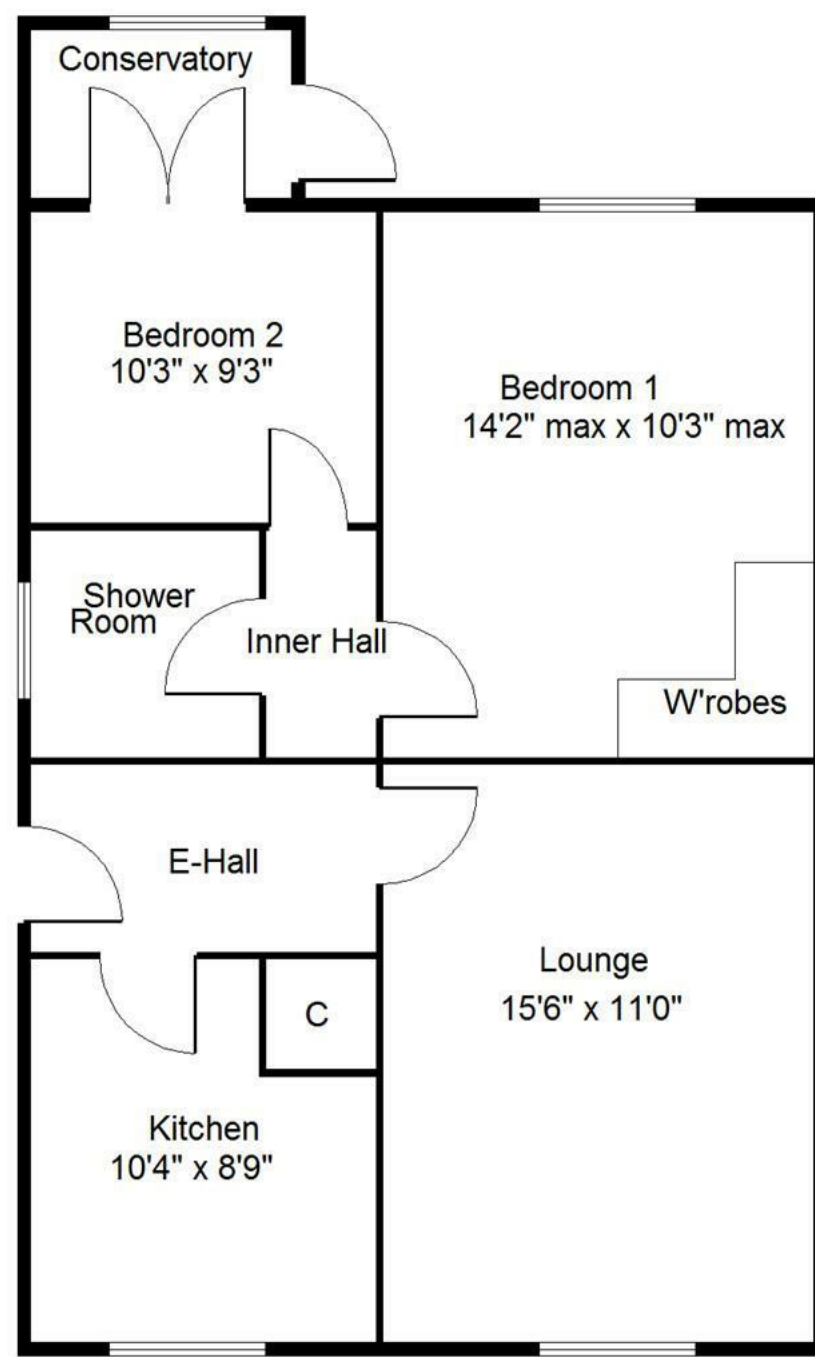
prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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



Front