



horton knights of doncaster

sales
lettings
and service



Laburnum Place, Bentley, Doncaster, DN5 0EX
Asking Price £170,000

LEGAL FEE INCENTIVE
FIRST TO VIEW WILL BUY.....ABSOLUTELY STUNNING 3 BEDROOM SEMI DETACHED HOUSE / EQUALLY STUNNING LANDSCAPED REAR GARDEN / LOUNGE WITH MEDIA WALL / BEAUTIFUL CONTEMPORARY ISLAND KITCHEN / SUN ROOM / 3 GOOD SIZED BEDROOMS / GCH / PVC DOUBLE GLAZING / OFF-STREET PARKING / VIEWING ESSENTIAL //

You won,t find a better interior, beautifully interior designed this 3 bedroom semi detached is a MUST VIEW property. Positioned on a quiet cul-de-sac in the heart of Bentley, with good access to all its amenities it briefly comprises: Entrance hall, gorgeous lounge with a media wall, beautiful contemporary island kitchen, including integrated appliances, rear extension creating a separate dining room, or a more relaxed garden room. First floor landing, 3 good sized bedrooms and a house bathroom. Outside, the rear garden has been landscaped with a porcelain patio and a decorative walkway leading to a timber garden building, feature fish pool and storage. Ample off-street parking. We anticipate a lot of interest so book your viewing now, or you will be disappointed.

ACCOMMODATION

The property details are currently being prepared and will be available shortly. Should you wish to view the property please contact our office on 01302 760322.

ENTRANCE HALL

LOUNGE

17'5" x 10'8" (5.31m x 3.25m)

STUNNING ISLAND KITCHEN

17'6" x 12'0" (5.33m x 3.66m)

DINING ROOM / GARDEN ROOM

12'6" x 8'4" (3.81m x 2.54m)

FIRST FLOOR LANDING

BEDROOM 1

12'02 x 10'10" (3.71m x 3.30m)

BEDROOM 2

11'4" x 8'8" (3.45m x 2.64m)

BEDROOM 3

8'4" x 8'0" (2.54m x 2.44m)

HOUSE BATHROOM

OUTSIDE

LANDSCAPED REAR 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 via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A.

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

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.

