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Farleigh Drive, Harworth, Doncaster, DN11 8SW
Offers Over £160,000

AN IMMACULATE 2 DOUBLE BEDROOM SEMI / GORGEOUS LANDSCAPED REAR GARDEN / ATTRACTIVE POSITION / MODERN FITTED DINING KITCHEN WITH A HOST OF INTEGRATED APPLIANCES / GROUND FLOOR W/C AND MODERN HOUSE BATHROOM WITH SHOWER / 2 PARKING SPACES / NO UPWARD CHAIN //

Finished with a gorgeous landscaped rear garden an immaculate 2 double bedroom semi detached house. Gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall, lounge with stairs to the first floor, fully fitted dining kitchen with integrated appliances, ground floor W/C and a storage cupboard. First floor landing, two double bedrooms, and a modern white bathroom with shower. Outside are front and landscaped rear gardens, off road parking for 2 cars side by side. The property is well placed with access to local amenities including access to Bawtry market town and the motorway networks. FIRST TO VIEW WILL BUY.

ACCOMMODATION

A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a central heating radiator, modern laminate flooring, a ceiling light, and a traditional white panelled door which can be found throughout the remainder of the property and leads through into a beautiful open plan lounge.

LOUNGE

12'0" x 12'0" (3.66m x 3.66m)

This has been finished with feature panelling to one wall, a PVC double glazed window to the front, laminate flooring, central heating radiator, central ceiling light, and a staircase giving access to the first-floor accommodation. From here a door continues into an open plan dining kitchen.

DINING KITCHEN

13'0" x 7'6" (3.96m x 2.29m)

This is fitted with a range of modern high and low-level units, finished with a 'pebble grey' cabinet door, a co-ordinating work surface and a tiled splashback. There is a single drainer stainless steel sink unit with a contemporary style mixer tap and integrated appliances include a four-ring gas hob with an extractor hood above and an integrated oven. There is plumbing and space for a washing machine and space for a tall fridge freezer. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems. There is a continuation of the laminate flooring, two PVC double glazed double opening French doors with side screens, allowing the room a good amount of natural light and access into the garden.

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

GROUND FLOOR WC

This is fitted with a modern two-piece white suite comprising of a low flush WC, matching wash-hand basin, tiled splashback, a PVC double glazed window, laminate flooring, a central heating radiator and a ceiling light. To the opposite side there is a built-in under stairs storage cupboard.

FIRST FLOOR LANDING

This has an access point into the loft space, a central heating radiator, a smoke alarm and doors to the bedrooms and bathroom.

BEDROOM 1

12'11" x 9'3" (3.94m x 2.82m)

An attractive front facing double bedroom with a PVC double glazed window with an outlook to the front, a central heating radiator, feature panelling to one wall, a central ceiling light and a built-in storage cupboard.

BEDROOM 2

12'10" x 7'7" (3.91m x 2.31m)

A good sized second double bedroom. It has a PVC double glazed window with an outlook into the rear garden, a central heating radiator, laminate flooring and a central ceiling light.

CONTEMPORARY BATHROOM

This immaculate bathroom is fitted with a modern three-piece white suite that comprises of a panelled bath with a glazed shower screen and a thermostatic shower, a pedestal wash hand basin and a low flush WC. There is LVT style flooring, a PVC double glazed window, a tall contemporary style towel rail/radiator, a ceiling light and an extractor fan.

OUTSIDE

Outside the property stands on an attractive corner

plot, a double width block paved driveway provides car standing for two cars side by side, plus a gated access leads into the rear garden.

REAR GARDEN

This has been very recently landscaped and creates a lovely feature, a paved patio and sitting area is enclosed by a decorative low level wall, and leads to a good sized lawn. All enclosed with brick walling and timber fencing to the perimeters. There is external water, and several garden stores.

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 900 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

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.

