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St. Pauls Parade, Scawsby, Doncaster, DN5 8LE
Offers Over £230,000

A LOVELY 3 BEDROOM SEMI DETACHED HOUSE / OPEN PLAN LIVING ROOM / AMAZING UPGRADED KITCHEN INC. INTEGRATED APPLIANCES / PVC DOUBLE GLAZED CONSERVATORY / 3 DOUBLE BEDROOMS / MODERN SHOWER ROOM / AMPLE PARKING / VIEWING ESSENTIAL /

A good sized 3 double bedroom semi detached house, which benefits from a lovely new kitchen with integrated appliances. It has a gas central heating system via a combi boiler, pvc double glazing and briefly comprises: Entrance hall, spacious open plan lounge and dining room, upgraded kitchen installed in 2024 and includes all the integrated appliances, plus a large rear PVC conservatory. First floor landing, 3 bedrooms (all will hold a double bed) and a smart contemporary styled shower room. Outside the front has ample off road parking, a side drive, detached garage and enclosed rear garden. Located within walking of local shops, including supermarkets, good schools and easy access to the A1 and motorway networks. NO UPWARD CHAIN. EARLY VIEWING ESSENTIAL.

ACCOMMODATION

A brick portico gives shelter to a pvc double glazed entrance door which leads into the entrance hall.

ENTRANCE HALL

This is all smartly presented in a neutral tone which sets the theme for the remainder of the property. It has a modern laminate floor covering, a central heating radiator, a staircase to the first-floor accommodation with a timber banister rail and a deep storage cupboard.

LOUNGE

16'1" into bay x 12'6" (4.90m into bay x 3.81m)

An attractive front facing reception room. It has a pvc double glazed bay window to the front, a continuation of the laminate flooring, a feature fireplace with a gas fire inset and a central heating radiator. There is also spot lighting and coving to the ceiling. A broad opening continues through into a separate dining area.

DINING AREA

10'7" x 8'10" (3.23m x 2.69m)

This has a continuation of the laminate flooring, a central heating radiator concealed behind a radiator grill, a door leading into the conservatory, inset spotlighting and coving to the ceiling.

NEWLY FITTED KITCHEN

10'4" x 8'0" (3.15m x 2.44m)

This is all beautifully finished and fitted with a range of Shaker style high and low level units in a matt sage green colour, including an oak coloured work surface. Integrated appliances include a four-ring gas hob, integrated oven and an eye level microwave. Plus an integrated fridge and freezer, dishwasher and washing machine. There is a single white resin sink with a mixer tap. A pvc double glazed window, a pvc double

glazed exterior door, inset spotlighting to the ceiling and a modern laminate flooring.

PVC CONSERVATORY

13'2" x 9'2" (4.01m x 2.79m)

There is a pvc sliding door which gives access into the rear garden, a central heating radiator, laminate flooring and a wall light.

FIRST FLOOR LANDING

From here there is an access point into the loft space, a pvc double glazed window, corner shelf, coving to the ceiling and a pendant ceiling light.

BEDROOM 1

14'9" x 10'6" (4.50m x 3.20m)

A large double bedroom, it has a broad pvc double glazed window which gives an outlook to the front, a central heating radiator and a ceiling light.

BEDROOM 2

21'0" x 12'0" max (6.40m x 3.66m max)

This is a comfortable second double bedroom, it has a pvc double glazed window with an outlook into the rear garden, central heating radiator and a ceiling pendant light.

BEDROOM 3

11'0" x 7'2" (3.35m x 2.18m)

This is a good size room as evidenced by the photographs, it will comfortably hold a double bed. It has a pvc double glazed window to the front, central heating radiator, built-in furniture and a ceiling light.

SHOWER ROOM

This is all smartly finished with a modern white suite that comprises of a walk-in shower with a mains plumbed thermostatic shower unit, chrome and glass shower screen, wash-hand basin and a low flush WC.

There are coordinating tiles including a tiled floor, towel rail/radiator, a pvc double glazed window, extractor fan, ceiling light and mirrored vanity cabinet. There is also a deep storage cupboard with shelving.

OUTSIDE

To the front of the property, a dropped curb gives access onto a concrete side drive which continues along into the rear garden. The remainder of the garden is hard landscaped and provides additional off-road parking. There are shaped flower borders, stocked with a variety of shrubs and plants. A gated side entrance gives access into the rear garden where there is a detached sectional garage with a timber up and over door and a timber casement window.

REAR GARDEN

The rear garden itself is all nicely enclosed. It has concrete posts and timber fencing to the perimeters. There is a central lawn with shaped flower beds whilst at the far end there is a useful timber hut approximately 8'0" x 6'0".

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 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

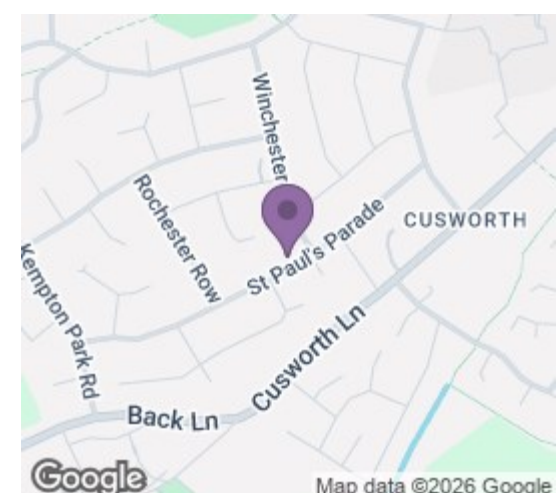
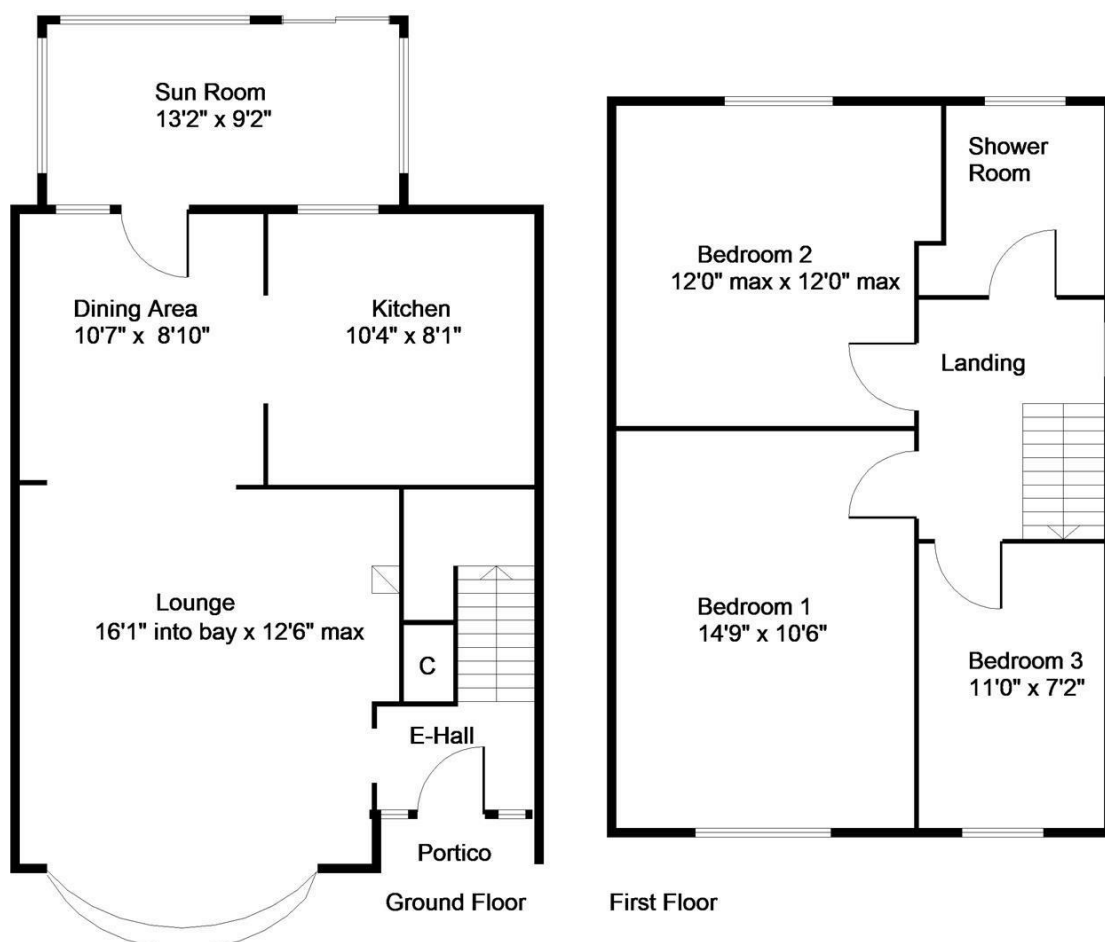
the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	