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Minster Close, Cantley, Doncaster, DN4 6RR
Asking Price £279,950

A LARGE 3 DOUBLE BEDROOM DETACHED PROPERTY / LOVELY CUL-DE-SAC / UPGRADED KITCHEN WITH INTEGRATED APPLIANCES / OPEN PLAN LOUNGE & DINING AREA / GROUND FLOOR WC / WIDE FRONTAGE WITH AMPLE PARKING AND GARAGE / SOUTH-FACING REAR GARDEN / GOOD LOCAL SCHOOLS / EARLY VIEWING RECOMMENDED //

Offering spacious living, a good sized 3 double bedroom detached house. The property has a gas warm air central heating system, PVC double glazing, and briefly comprises: Entrance porch into a large hall with open tread staircase to the first floor, attractive large lounge which opens directly into a dining area with patio doors onto the rear garden, lovely modern upgraded kitchen and a ground floor WC. On the first floor there are three double bedrooms and a large family bathroom. Outside, a porch gives access to a brick garage with a workshop/or gym to the rear and a beautiful South facing landscaped rear garden. A very popular cul-de-sac with access to local amenities including shops, good schools and the motorway network. Priced to sell. Early viewing recommended.

ACCOMMODATION

A PVC double glazed entrance door with matching side screens leads into a long entrance porch. This is finished with a tiled floor covering, it has a wall light plus central ceiling light and door leading into the entrance hall.

ENTRANCE HALL

This has a PVC double glazed window to the front, an open tread staircase giving access to the first floor, modern laminate flooring, ornate corner sink, central ceiling light and a tall storage cupboard.

GROUND FLOOR WC

This is fitted with a two-piece suite comprising of a low flush WC, wash hand basin, a PVC double glazed window, vinyl flooring and a ceiling light.

LOUNGE

16'3" max x 12'8" (4.95m max x 3.86m)

The lounge area is a particularly good size. It has a deep PVC double glazed window to the front, a central ceiling light, cornice to the ceiling, a feature fireplace with a gas fire inset and a broad opening which continues through into the dining area.

DINING AREA

12'0" max into bay x 12'6" (3.66m max into bay x 3.81m)

This has PVC double glazed sliding patio doors which lead out onto a beautiful South facing rear garden, coving to the ceiling, a central ceiling light and a door which leads into the kitchen.

KITCHEN

10'3" x 9'0" (3.12m x 2.74m)

The kitchen can also be separately accessed from the entrance hall. It has been upgraded and fitted with a

range of modern high and low level units, finished with a mid-grey coloured cabinet door with a contrasting marble effect work surface and matching splash-back. There is an integrated four-ring gas hob with a glass splash-back and an extractor hood, an integrated oven, a 1½ bowl composite style sink with a mixer tap. There is a recess for a washing machine with appropriate plumbing, dishwasher, and an under counter fridge. A gas fired Johnson & Starley boiler supplies the warm air central heating systems. There's inset spotlight to the ceiling and a PVC double glazed window which gives an outlook over the property's rear garden.

FIRST FLOOR LANDING

There is an access point into the loft space, a tall cupboard which houses a hot water cylinder with linen storage, a central ceiling light and doors to the bedrooms and bathrooms.

BEDROOM 1

13'3" x 9'7" (4.04m x 2.92m)

This is a large double bedroom, it has fitted bedroom furniture, a PVC double glazed window with an outlook over the rear garden and a central ceiling light.

BEDROOM 2

12'1" x 10'2" (3.68m x 3.10m)

Again, an excellent sized double bedroom, it has a broad PVC double glazed window with an outlook over the property's rear garden, a range of fitted wardrobes concealing hanging rail and storage and a central ceiling light.

BEDROOM 3

12'6" max x 8'6" (3.81m max x 2.59m)

Another large double bedroom, it has a range of fitted

wardrobes spanning the length of one wall, a broad PVC double glazed window with an outlook to the front and a ceiling light.

HOUSE BATHROOM

This is fitted with a three piece white suite that comprises of a panelled bath with a shower mixer, plus a separate independent electric shower, including a glazed shower screen. A pedestal wash-hand basin and a low flush WC. There is tiling to the walls a co-ordinating tiled floor covering, a PVC double glazed window and a central ceiling light.

OUTSIDE

To the front of the property there is a nice wide frontage with ample parking which in turn leads to an attached brick garage. The garden is mainly lawned with a decorative bed inset.

BRICK GARAGE

This has a metal up and over door, power and light laid on, to the far end of the garage a door continues into a workshop or potential for a home gym.

WORKSHOP/ GYM

Power and light laid on and two timber casement windows.

REAR GARDEN

This enjoys a very private backdrop, it is all beautifully laid out and landscaped, mainly lawned with a paved patio and sitting areas. This includes a feature koi pond which has a waterfall etc There is external flood lighting and courtesy lighting, and an external water tap. Within the garden there is also a timber shed.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - A gas warm air central heating system. Age of boiler TBC.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

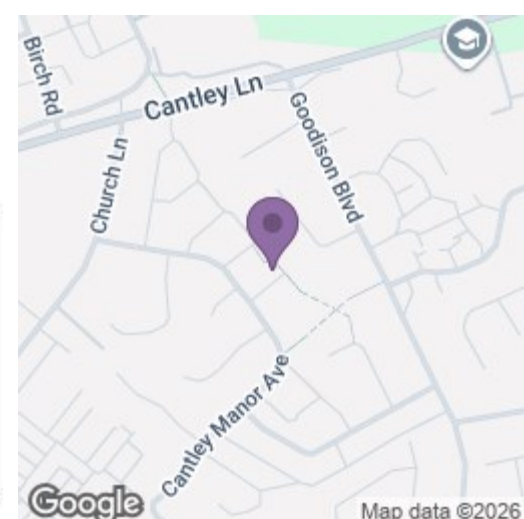
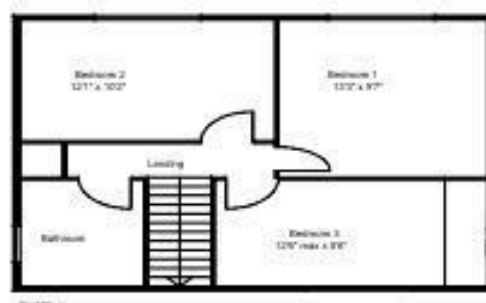
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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		Current	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	