



sales
lettings
and service

horton knights of doncaster



Jenkin Way, Denaby Main, Doncaster, DN12 4BG
Asking Price £176,000

LEGAL FEE INCENTIVE IMMACULATE CONTEMPORARY STYLED 3 BEDROOM SEMI DETACHED HOUSE / PERFECT FOR FIRST TIME BUYERS / GORGEOUS MODERN KITCHEN WITH APPLIANCES / DUAL ASPECT LOUNGE / BEAUTIFUL MODERN WHITE BATHROOM / HOUSE BUILDERS GUARANTEE / DRIVEWAY & EV CHARGE POINT / POPULAR ESTATE //

A stylish 3 bedroom semi detached house ideal for First Time Buyers. The interior is beautifully presented and move-in ready. Located on a sought after modern development, this energy-efficient property offers far more than initially meets the eye. The property benefits from many features including gas central heating and pvc double glazing and it briefly comprises: A welcoming entrance hallway with stairs to the first floor and access to a bright and airy living room, where two double glazed windows allow ample natural light. a beautiful modern fitted open plan dining kitchen with double doors opening onto the rear garden plus a downstairs WC. First floor landing leads to a generous main bedroom with two windows, a second well-proportioned double bedroom, and a third single bedroom – perfect for a nursery, home office, or guest room, plus a modern white bathroom. Outside are attractive gardens, ample parking and an EV charging point. Attractive modern development with good access to local amenities including, shops schools and the railway station. EARLY VIEWING ESSENTIAL.

ACCOMMODATION

A security type entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a modern laminate floor covering, feature panelling to half wall height, central ceiling light and a staircase to the first-floor accommodation. The door from here continues into the lounge.

LOUNGE

16'2" x 10'5" (4.93m x 3.18m)

This has a continuation of the herringbone laid laminate flooring, two PVC double glazed windows to the front and side elevations, central heating radiator built in under stair storage cupboard and a door which continues through into an open plan dining kitchen.

OPEN PLAN DINING KITCHEN

13'6" x 10'9" (4.11m x 3.28m)

All smartly finished with a range of modern high and low-level units, finished with a work surface over which incorporates a four-ring gas hob, integrated oven and an extractor hood. There is plumbing for an automatic washing machine, a single drainer, stainless steel sink unit with a contemporary style mixer tap, a deep recess suitable 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 tiled floor covering PVC double glazed window PVC double glazed double opening doors which lead out into the rear garden. Two ceiling light points, feature panelling to one wall and a door which gives access to a ground floor WC.

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.

DOWNSTAIRS WC

This is fitted with a modern two-piece white suite that comprises of a low flush WC wash-hand base set onto a vanity cabinet, central heating radiator, a continuation of the tile flooring and tiling to half wall height, ceiling light and an extractor.

FIRST FLOOR LANDING

From here there is an access point into the loft space, central heating radiator, continuation of the wall panelling and doors to the bedrooms and bathroom.

BEDROOM 1

13'6" x 8'2" (4.11m x 2.49m)

A lovely double bedroom. It has two PVC double glazed windows to the front elevation, a central heating radiator, central ceiling light and feature panelling to one wall.

BEDROOM 2

12'6" x 6'6" (3.81m x 1.98m)

This is a good sized second bedroom. It has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, laminate flooring and feature panelling.

BEDROOM 3

9'0" x 6'0" (2.74m x 1.83m)

This has a PVC double glazed window to the rear, central heating radiator, laminate flooring and a central ceiling light.

MODERN BATHROOM

This is fitted with a modern three-piece white suite that comprises of a panelled bath with a mixer shower over

including a glazed shower screen, a pedestal wash hand basin and a low flush WC. There is modern tiling to the bathing areas and splashbacks, a coordinating tiled floor, a PVC double glazed window, central heating radiator, extractor fan and a central ceiling light.

OUTSIDE

To the front of the property there is an open plan lawn with a side driveway which continues along the side of the property providing off road parking for two cars.

REAR GARDEN

The rear garden has been landscaped, it is lawned with a paved patio which extends across the rear. There is a useful composite type garden store and fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD, estate charge - tbc

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2019

HEATING - Gas radiator central heating. Age of boiler 2019

COUNCIL TAX - Band B.

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

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.

