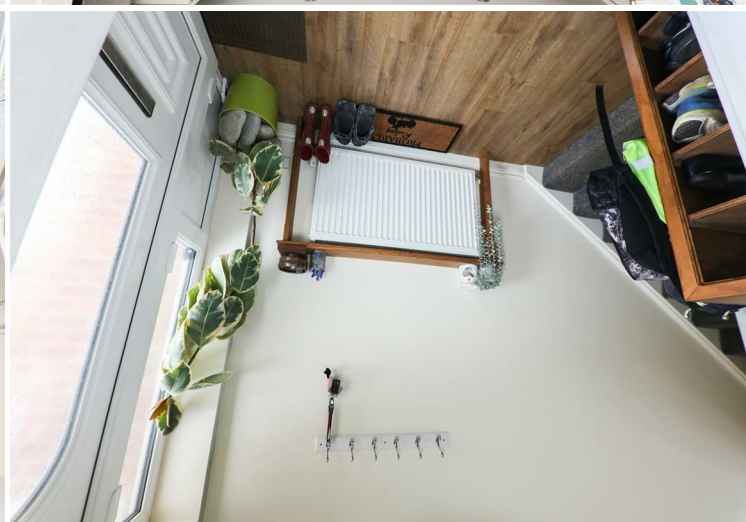
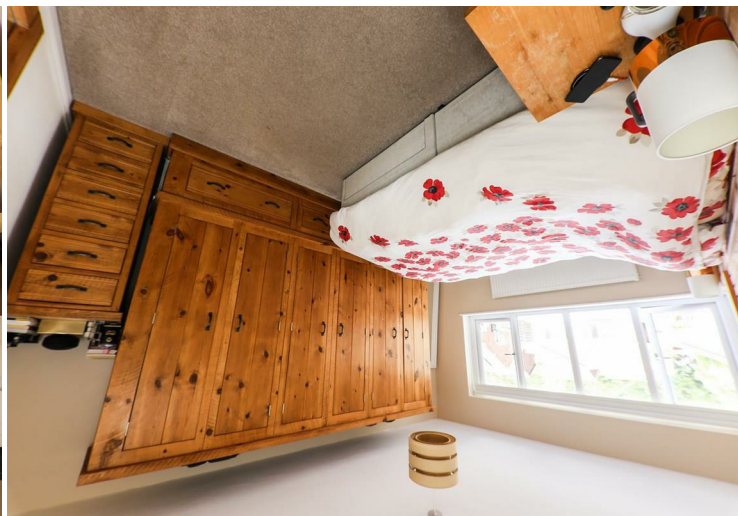
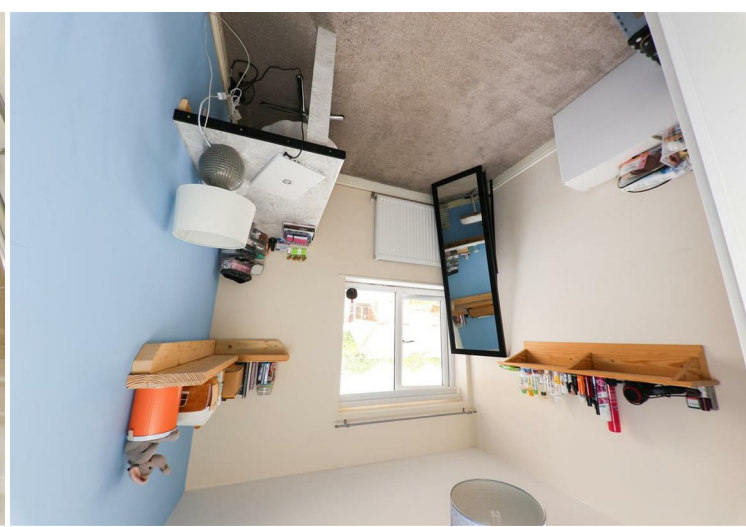
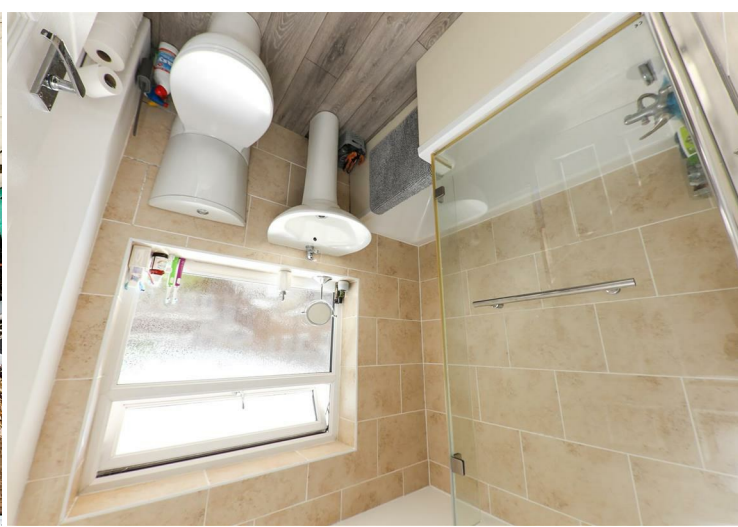
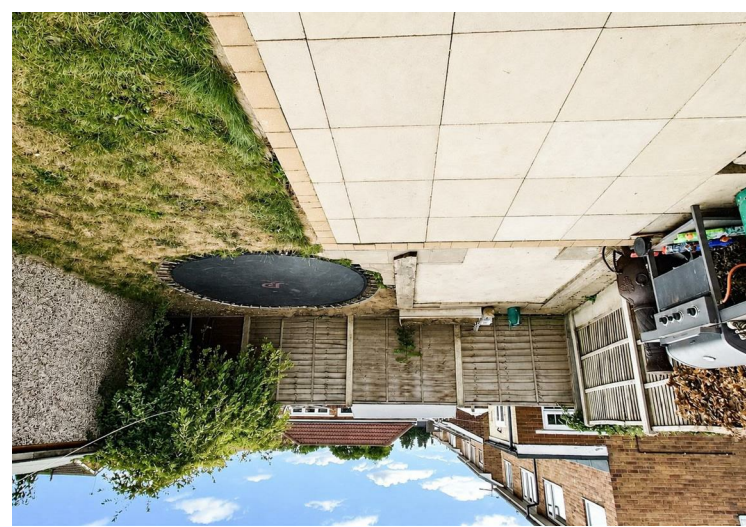




horton knights of doncaster

sales
lettings
and service



Kestrel Drive, Rossington, Doncaster, DN11 0ES
Offers Around £240,000

A GOOD SIZED 3 BEDROOM DETACHED HOUSE / POPULAR ESTATE WITHIN ROSSINGTON / AMPLE PARKING TO THE FRONT / GARAGE AND SEPARATE WORKSHOP / MODERN KITCHEN WITH INTEGRATED COOKING APPLIANCES / BATHROOM WITH SHOWER / LOVELY ENCLOSED REAR GARDEN WITH WESTERLY ASPECT / EARLY VIEWING RECOMMENDED.

Located on this popular roadway, a good sized 3 bedroom detached house. The property has a gas radiator central heating system via a modern combination type boiler, PVC double glazing and briefly comprises: Entrance Hall with stairs to first floor, spacious open plan lounge and dining room, modern fitted kitchen with integrated appliances. First floor landing, 3 good sized bedrooms and a modern bathroom with shower style bath. Outside are attractive gardens, a garage, workshop and store. All placed with good access to local amenities within Rossington village plus access to lakeside retail and leisure and the motorway network making it perfect for commuters.

ACCOMMODATION

A PVC double glazed entrance door and a matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished. It has a modern laminate floor covering, central heating radiator, central ceiling light, coat rail and a staircase to the first-floor accommodation.

OPEN PLAN LOUNGE & DINING ROOM

24'11" max x 13'5" max narrowing to 8'1" (7.59m max x 4.09m max narrowing to 2.46m)

This is a large open plan living space,. It has a PVC double glazed bow window to the front, a double panel central heating radiator and a central ceiling light. Within the dining area there is further PVC double glazed double opening doors, central heating radiator and a central ceiling light.

MODERN FITTED KITCHEN

10'3" x 8'10" (3.12m x 2.69m)

This is fitted with a range of modern high and low-level units finished with a work surface over including a tiled splashback. There is a single drainer stainless steel sink unit with a mixer tap, integrated a Polina es include a four-ring gas hob with an extractor hood and a glass splashback, an integrated oven, space for a tall fridge freezer and plumbing for an automatic washing machine. Central heating radiator, built-in understairs storage cupboard, PVC double glazed exterior door and inset spotlighting to the ceiling.

FIRST FLOOR LANDING

This has a PVC double glazed window to the side,

an access point into the loft space, a ceiling light and a tall built-in cupboard which houses a gas-fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 1

13'3" x 9'6" (4.04m x 2.90m)

A lovely double bedroom. It has a broad PVC double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 2

11'4" x 9'9" (3.45m x 2.97m)

A good sized second double bedroom. It has a PVC double glazed window to the rear, a central heating radiator, a cleverly designed cabin style bunk bed and a central ceiling light.

BEDROOM 3

10'0" x 7'0" (3.05m x 2.13m)

A good size third bedroom as evidenced by the room measurements,. It has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and wardrobes built over the stair bulk-head.

HOUSE BATHROOM

This is fitted with a modern three piece white suite that comprises of a shower style bath with a glazed shower screen, a mixer shower over, a pedestal wash hand-basin and a low flush WC. PVC double glazed window, tiling to four walls, modern laminate floor covering, contemporary style towel rail/ radiator. There is a central ceiling light, spot lighting inset into the ceiling and an extractor fan.

OUTSIDE

To the front of the property there is a large wide concrete driveway which provides car parking for three vehicles. This in turn leads to an attached garage which has a metal up over door with power and light laid on.

REAR GARDEN

The rear garden enjoys a Westerly aspect therefore enjoying the afternoon and evening sun. There is a large paved patio and sitting area which extends part way across the rear elevation, a further lawn and a sunken trampoline which could stay if required. There is concrete posts and timber fencing to the perimeters and a further concrete sectional garage/workshop to the rear.

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 C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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.

