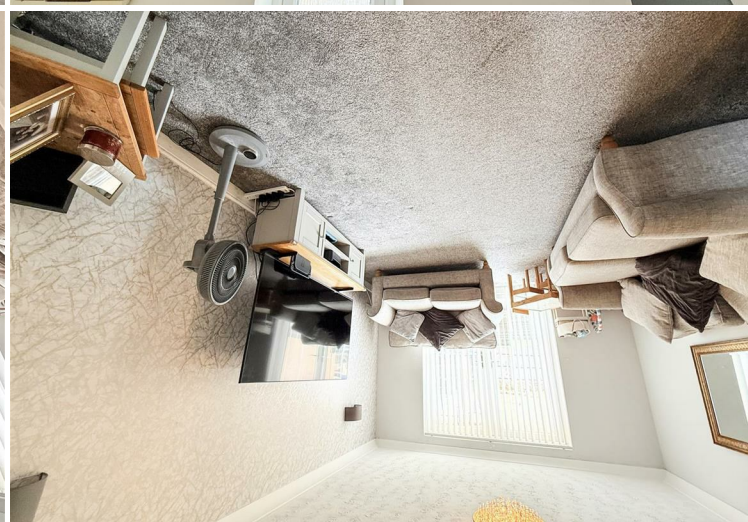
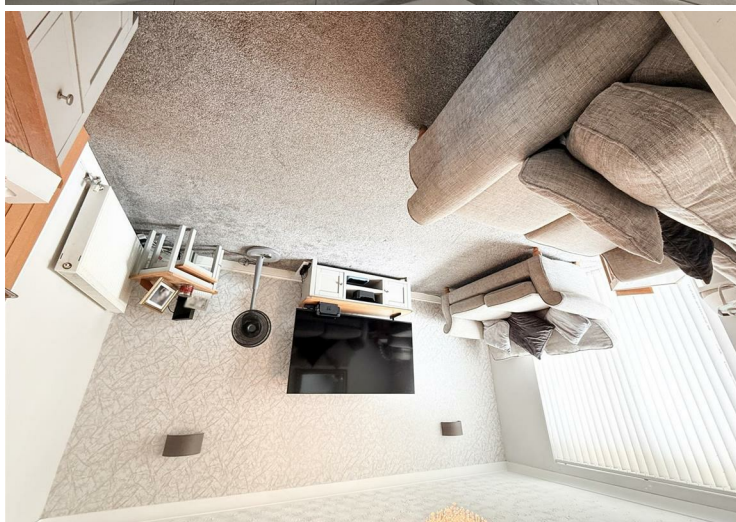
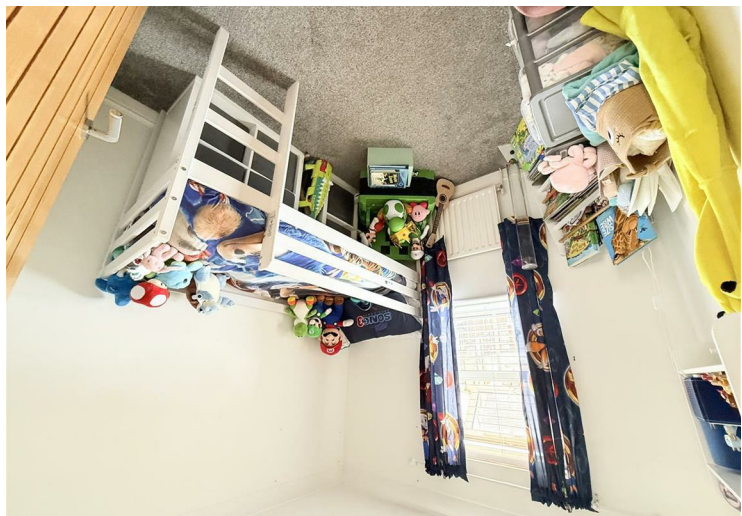
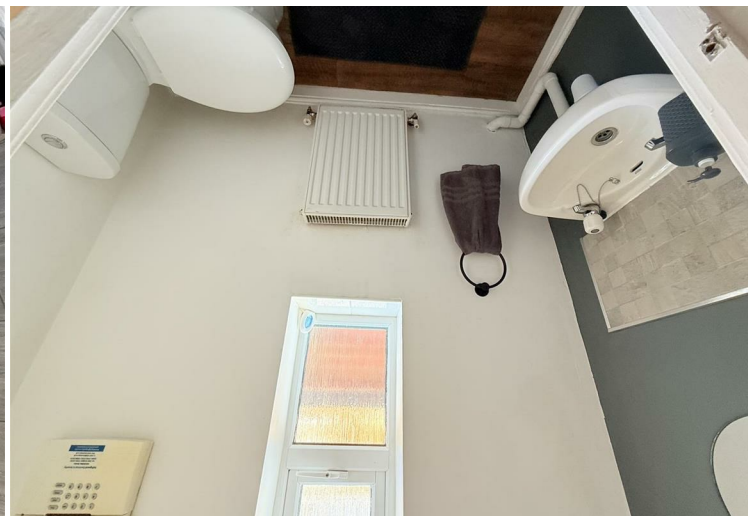
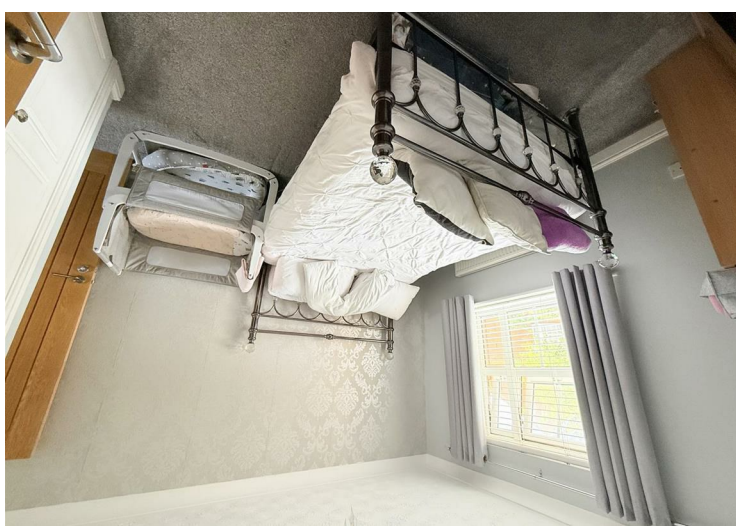




sales
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horton knights of doncaster



Horton View, Kirk Sandall, Doncaster, DN3 1SD
Guide Price £215,000 - £225,000

GUIDE PRICE £215,000 - £225,000
3 BEDROOM DETACHED HOUSE / MODERN ESTATE / LOUNGE / OPEN PLAN DINING KITCHEN / GROUND FLOOR WC / EN-SUITE SHOWER ROOM TO PRINCIPLE BEDROOM / BATHROOM / PVC DOUBLE GLAZING / GAS CENTRAL HEATING / AMPLE OFF STREET PARKING / CONVERTED DETACHED GARAGE / CLOSE TO AMENITIES / MUST BE VIEWED //

Set on this popular modern estate in the well served village of Kirk Sandal near Doncaster. This well proportioned three bedroom detached family home benefits from gas central heating via a combi boiler and PVC double glazing and comprises: Entrance hall, ground floor WC, lounge and an open plan dining kitchen. First floor landing principal bedroom with an en-suite shower room, two further good sized bedrooms including a further double room and a main house bathroom with a white suite. Outside the property has ample off-street parking, an open plan front garden and an enclosed rear which has a converted detached garage. The property offers a nice suburban setting, whilst also offering access to local amenities including Kirk Sandal railway station, local shops, supermarkets and schools and bus routes. All in all, a sensibly priced property which must be viewed to be appreciated.

ACCOMMODATION
A double glazed entrance door gives access to the entrance hall.

ENTRANCE HALL
This has a double panel radiator, stairs rising to the first floor, a wood style laminate floor, a double glazed window to the front and a door which leads into the ground floor WC.

GROUND FLOOR WC
Fitted with a white low flush WC, with a wall mounted wash hand basin with a decorative tile splash back. There is a tiled window sill with a double glazed window to the side, a central heating radiator and wood style laminate flooring continued through from the entrance hall.

LOUNGE
15'2" x 10'9" (4.62m x 3.28m)
Situated towards the rear of the property, there are PVC double glazed, double opening French style doors giving access to a decking area and the rear garden. There is a double panel central heating radiator and coving to the ceiling.

OPEN PLAN DINING KITCHEN
19'2" x 8'8" (5.84m x 2.64m)
Fitted with a range of white high gloss wall mounted cupboards and base units with a rolled edge work surface incorporating a 1½ bowl sink unit with tiled splash backs. There is an integrated electric fan assisted oven with an electric hob, an appliance

REAR GARDEN
This has a large area of timber decking stepping down to a shaped lawn with gravelled areas and concrete post and timber fencing to the outer boundary. There is external lighting and a water tap attached to the rear elevation of the house. New paragraph.

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. 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
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recess for a low level washing machine as well as plumbing for a dishwasher. There are 2 double glazed PVC windows to the front and rear elevations along with a PVC double glazed door giving access into the rear garden. With wood style vinyl floor covering, spotlights to the ceiling. There is a single panel central heating radiator and a wood style laminate flooring.

FIRST FLOOR LANDING
This has an access point into the loft space, a built-in airing cupboard with shelving and doors leading off to the remaining accommodation.

PRINCIPLE BEDROOM
11'7" x 8'10" (3.53m x 2.69m)
This has a PVC double glazed window to the front, a single central heating radiator, built-in wardrobes providing hanging rail and shelving space. There is coving to the ceiling and a door which leads into an en-suite shower room.

EN-SUITE SHOWER ROOM
Fitted with a three piece modern white suite comprising of a low flush WC, wash hand basin and a vanity unit. There is a shower cubicle which houses a mains plumbed shower over. There is a double glazed window to the rear, attractive contemporary style grey full tiling to the walls, a wood effect grey vinyl floor covering, a chrome wall mounted heated towel rail/radiator, ceiling light and an extractor fan.

BEDROOM 2
10'2" x 7'7" (3.10m x 2.31m)
Another double room with a PVC double glazed window to the front, double panel central heating radiator and coving to the ceiling.

BEDROOM 3
8'4" x 7'7" (2.54m x 2.31m)
This is a good size single room with a PVC double glazed window to the rear, a central heating radiator and a walk in storage cupboard with a hanging rail.

HOUSE BATHROOM
Fitted with a three piece white suite comprising of a low flush WC, pedestal wash hand basin and panelled bath. There is contemporary style grey ceramic tiling to the bathing area and splash backs, a grey wood effect vinyl floor covering and a chrome wall mounted heated towel rail/radiator. There is a shaving socket, a PVC double glazed window to the rear and an extractor fan.

OUTSIDE
To the front of the property there is an open plan lawned garden with a tarmac driveway providing off street parking. The driveway leads to a timber gate which leads on into the rear garden.

GARAGE
The garage has been partially converted and subdivided to provide two separate spaces within and has light and power laid. There is a PVC door, a double glazed window where the garage door used to be.

