

horton knights of doncaster

4 Malham Tarn Court, Lakeside, Doncaster, DN4 5PS



******JUST LISTED..... GUIDE PRICE £290,000 - £300,000 **** WELL PRESENTED 3/4 BEDROOM DETACHED HOUSE / CONVERTED GARAGE CREATES OFFICE OR GF BED 4 & SHOWER ROOM / LARGE CONSERVATORY TO THE REAR / AMPLE PARKING / MODERN UPGRADED KITCHEN / EN-SUITE / MOTIVATED SELLER / EARLY VIEWING ESSENTIAL //**

An internal inspection is recommended to fully appreciate this now extended and re-configured detached house. It does offer quite a lot of versatility, as the ground floor office can easily be used as a ground floor bedroom, with a shower room adjacent. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall, spacious full width open plan lounge and dining room, pvc conservatory, fitted kitchen, ground floor office or Bed 4 and a separate shower room. On the first floor, a landing leads to 3 good sized bedrooms, an en-suite shower room and a large family bathroom. Outside are attractive gardens, ample off road parking and garden storage. Attractive Lakeside cul-de-sac with access to all it's amenities including retail shops, supermarkets and leisure facilities, not forgetting beautiful lakeside walks. VIEWING ESSENTIAL.

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ACCOMMODATION

The full sales particulars are being prepared, along with internal images. However, if you would like to arrange a viewing in the meantime then please call our office, and we shall arrange that for you.

ENTRANCE HALL

KITCHEN

3.10m x 2.74m (10'2" x 9'0")

LOUNGE/DINING ROOM

6.32m x 3.91m (20'9" x 12'10")

BEDROOM 4/OFFICE

SHOWER ROOM

SUN LOUNGE

FIRST FLOOR LANDING

BEDROOM 1

3.38m x 2.62m (11'1" x 8'7")

BEDROOM 2

3.15m x 2.69m (10'4" x 8'10")

BEDROOM 3

3.15m x 2.64m (10'4" x 8'8")

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

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 D

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

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.

