horton knights of doncaster

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lettings
and service

Bardon Cottage, 33 Lock Lane, Thorne, Doncaster, DN8 5ET

Offers Around £375,000

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A BESPOKE 3 BEDROOM 1½ STOREY DETACHED BUNGALOW / STANDING IN GENEROUS MATURE GARDENS / STONE BUILT DETACHED DOUBLE GARAGE AND AMPLE PARKING / SPACIOUS, WELL PROPORTIONED AND VERSATILE LIVING / FEATURE GALLERIED LANDING / HUGE SCOPE AND POTENTIAL / LOVELY POSITION WITH CANAL SIDE WALKS / EARLY VIEWING ADVISED

VERY DECEPTIVE..... an individually designed and built 1½-storey, 3 double bedroom detached bungalow standing in large mature gardens. The property defies logic, it seems so much larger from the inside than it appears on the outside, with large bright, well proportioned rooms. It has a gas central heating system via a combination type boiler, pvc double glazing and comprises: Entrance into a large open living space including a beautiful galleried landing and a feature back to back see through fireplace, a separate dual aspect lounge, PVC conservatory, fitted kitchen and a utility room. Continuing on the ground floor there is a large double bedroom and a four piece bathroom. The galleried landing looks over the open plan living area, and gives access to two further double bedrooms and a first floor wc. Outside the property stands in large mature gardens with ample parking, a detached double garage and storage for a caravan/ motorhome. Lovely position within the village giving access to canal side walks, the loch tea rooms, and local eateries, plus local shops, schools and the motorway network via the M18/ M180. VIEWING IS DEFINITELY RECOMMENDED.

ACCOMMODATION

A stone portico gives shelter to a substantial arched timber entrance door and leads into a beautiful open plan living space.

OPEN PLAN LIVING ROOM

26'0" x 10'4" (7.92m x 3.15m)

This has a feature see through, back-to-back fireplace, an open tread staircase leading up to a galleried landing, a double glazed Velux window and two further PVC double glazed windows giving the room a good amount of natural light. There are high level wall lights, a central ceiling light and a PVC sliding patio door which gives access into a conservatory. From here double doors lead into a beautiful dual aspect lounge.

DUAL ASPECT LOUNGE

22'2" x 12'6" (6.76m x 3.81m)

A large well proportioned room, it shares the back-to-back fireplace, it has two PVC double glazed bay windows to the front and side elevations, two central heating radiators, coving to the ceiling and four wall light points.

PVC CONSERVATORY

11'8" x 9'1" (3.56m x 2.77m)

It has a pitched polycarbonate style roof, tiled flooring, a double panel central heating radiator and two PVC double glazed double opening doors which lead out into the property's rear garden and a central ceiling fan light unit.

KITCHEN

11'9" x 10'0" (3.58m x 3.05m)

This is fitted with a range of high and low level units with a work surface over incorporating a four ring gas hob, extractor hood and an integrated oven. There is a single drainer 1½ bowl stainless steel sink unit with a mixer tap, an integrated fridge, two PVC double glazed windows to the rear and side elevations. There is a PVC double glazed exterior door, double panel central heating radiator, tiled flooring and inset spotlighting to the ceiling. A door continues into a separate utility room.

UTILITY ROOM

This has a range of high level cabinets, a work surface with room underneath for freezers, fridges, washing machine etc. There is a PVC double glazed window, a ceiling light and tiled flooring.

LOBBY

From the open plan living room, a lobby leads to bedroom 3.

GROUND FLOOR BEDROOM 3

11'10" x 10'0" (3.61m x 3.05m)

A large double bedroom, it has a PVC double glazed bay window to the front, fitted bedroom furniture, a central heating radiator and a central ceiling light.

GROUND FLOOR BATHROOM

This is fitted with a full four-piece suite that comprises of a bath, a separate shower enclosure, a pedestal wash hand basin and a low flush WC. There is tiling to the walls, a PVC double-glazed window and a central heating radiator.

GALLERIED LANDING

This has a double-glazed Velux window and doors to the bedrooms and wc. Plus access to eaves storage.

BEDROOM 1

14'3" x 10'0" (4.34m x 3.05m)

A large double bedroom, it has a PVC double-glazed window to the side, a range of fitted bedroom

wardrobes, central ceiling light and a central heating radiator.

BEDROOM 2
12'6" x 10'2" (3.81m x 3.10m)
Again, a large double bedroom, it has a PVC double-glazed window to the side, a range of fitted bedroom furniture, a ceiling light and a central heating radiator.

FIRST FLOOR WC
Fitted with a two-piece suite comprising of a low flush WC and wash hand basin. There is a PVC double-glazed window, feature pannelling to one wall, a ceiling light and a central heating radiator.

OUTSIDE
The property stands in large mature gardens. It is approached via a wide driveway which in turn leads to a stone built detached double garage with twin up and over doors, power, light and water laid on. There is adjacent concealed parking to the side of the garage, perfect for anybody with a caravan and or similar. The gardens are beautifully maintained, stocked with a variety of maturing shrubs, plants and trees with paved patio and sitting areas. There are several external stores, one houses a gas fired combination type boiler.

REAR GARDEN
The gardens are beautifully maintained, stocked with a variety of maturing shrubs, plants and trees with paved patio and sitting areas. There are several external stores, one houses a gas fired combination type boiler. There is a stone-buit double detached garage with power, light and water laid on.

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 2000 mbps and upload speeds of up to 2000 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.

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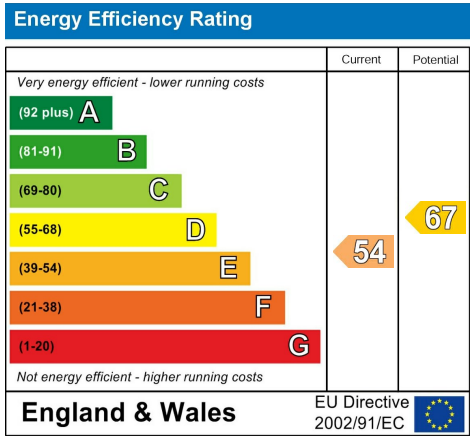
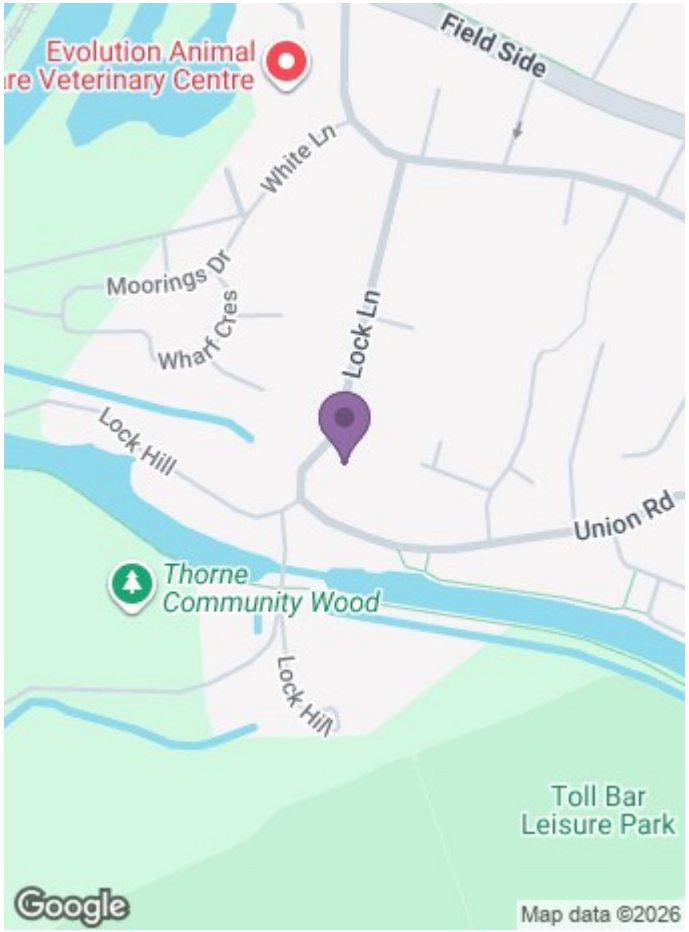
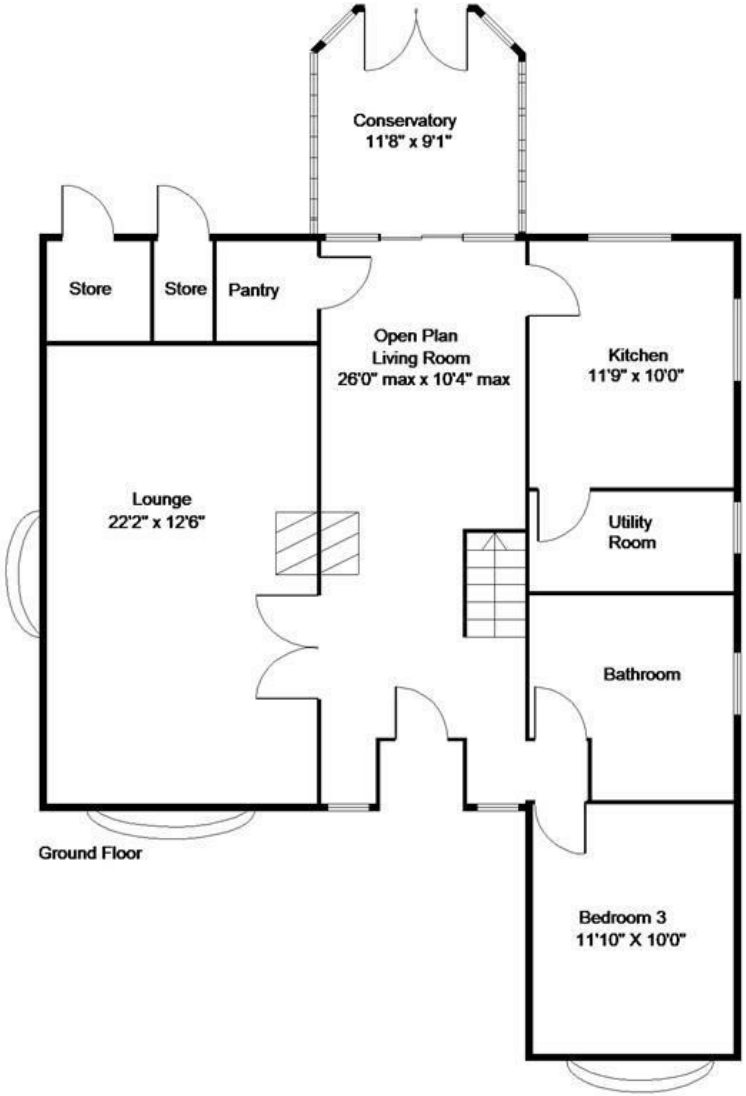
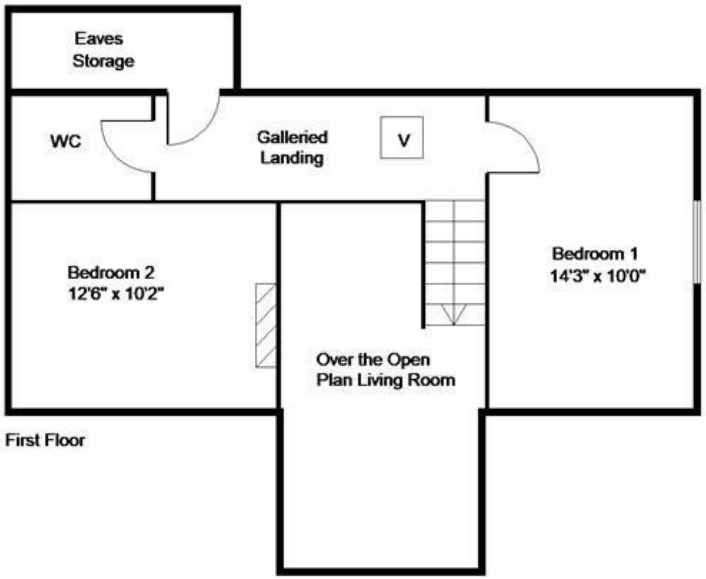






Ground Floor



First Floor

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